

City of Ramsey
Agenda
Economic Development Authority (EDA)
Thursday, January 11, 2018
7:30 am
Lake Itasca Room, 7550 Sunwood Drive NW

- 1. Call to Order**
- 2. Approve Agenda**
- 3. Approve Minutes**
 1. Approve the Following Meeting Minutes:
 - 1) EDA Regular Meeting - December 14, 2017
- 4. EDA Business**
 1. Centra Homes Purchase Agreement [portions of case may be closed to the public]
 2. RCP Presentation: Community Center
 3. Inland MOU Infrastructure
 4. CBRE: Pricing Strategy (portions of this case may be closed to the public)
- 5. Member/Staff Input**
 1. 2017 Business Retention and Expansion Program Report
- 6. Adjournment**

Economic Development Authority (EDA)

3. 1.

Meeting Date: 01/11/2018

By: Katie Schmidt, Administrative Services

Title:

Approve the Following Meeting Minutes:

1) EDA Regular Meeting - December 14, 2017

Purpose/Background:

Purpose: The purpose is to approve the meeting minutes for the EDA meeting held the prior month.

Background: The meeting minutes are attached for review and approval.

Notification:

Observations/Alternatives:

Funding Source:

Recommendation:

Action:

Motion to approve the following EDA meeting minutes:

1) EDA Regular Meeting - December 14, 2017

Attachments

12-14-17 Minutes

Form Review

Inbox

Patrick Brama

Kurt Ulrich

Form Started By: Katie Schmidt

Final Approval Date: 01/04/2018

Reviewed By

Patrick Brama

Kurt Ulrich

Date

01/04/2018 12:44 PM

01/04/2018 03:27 PM

Started On: 12/15/2017 01:26 PM

**ECONOMIC DEVELOPMENT AUTHORITY
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

The City of Ramsey Economic Development Authority (EDA) conducted a regular meeting on Thursday, December 14, 2017, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Jim Steffen
 Member Brian Burandt
 Member Glen Hardin
 Member Jill Johns
 Member Dominic Kanaventi
 Member Wayne Skaff

Members Absent: Member John LeTourneau

Also Present: Patrick Brama, Econ. Dev. Mgr/Assistant City Administrator
 Tim Gladhill, Development Services Manager
 Kurt Ulrich, City Administrator
 Member Chris Riley (via telephone)
 Brian Pankratz, CBRE
 Dick Tollette, Rum River Hills Golf Course
 Mike Allen, Rum River Hills Golf Course
 Tom Gamec, Rum River Hills Golf Course

1. CALL TO ORDER

Chairperson Steffen called the Economic Development Authority meeting to order at 7:34 a.m.

2. APPROVE AGENDA

Motion by Member Skaff, seconded by Member Hardin, to approve the agenda.

Motion carried. Voting Yes: Chairperson Steffen, Members Skaff, Hardin, Burandt, Johns, and Kanaventi. Voting No: None. Absent: None.

3. APPROVE MINUTES

3.01: Approve Meeting Minutes Dated October 12, 2017

Motion by Member Hardin, seconded by Member Skaff, to approve the October 12, 2017, minutes as presented.

Motion carried. Voting Yes: Chairperson Steffen, Members Hardin, Skaff, Burandt, Johns, and Kanaventi. Voting No: None. Absent: None.

3.02: Approve Meeting Minutes Dated November 9, 2017

Motion by Member Skaff, seconded by Member Hardin, to approve the November 9, 2017, minutes as presented.

Motion carried. Voting Yes: Chairperson Steffen, Members Skaff, Hardin, Burandt, Johns, and Kanaventi. Voting No: None. Absent: None.

Chairperson Steffen welcomed the newest member of the EDA and provided him an opportunity to introduce himself.

Member Kanaventi introduced himself and provided background information noting that he has been a Ramsey resident since 2002.

4. EDA BUSINESS

4.01: Rum River Hills Development Proposal

Economic Dev. Mgr./Assistant City Administrator Brama presented the staff report.

Chairperson Steffen referenced the trunk sewer line and asked when that is planned, whether that is in the near future or far into the future.

Economic Dev. Mgr./Assistant City Administrator Brama provided additional input on the process that is followed to consider a request to build a line shown on the plan. He noted that there would be a cost benefit development analysis involved, before making a final decision to extend any new particular trunk line. Just because a line is shown in the trunk plan, it doesn't require the city to build it. The trunk sewer plan allows that discussion to occur, as the line is planned and funded. He explained the reasoning that this trunk line was recently added to the plan, noting that it was not just because of this proposed project, however that was a factor.

Community Development Director Gladhill provided additional details on trunk line construction, noting that construction is development driven decision making process.

Chairperson Steffen asked for details on the zoning change and Comprehensive Plan amendment that would be needed.

Community Development Director Gladhill stated that the property is not guided for urban services, but noted that because the sewer plans have changed, the property can then be changed to match. He provided additional details on the zoning, noting that part of the property is zoned for golf course and therefore would need to be changed along with a change to support the requested density. He provided additional details on the discussion that occurred on a broad scale at the Planning Commission. He stated that while there are items that need to be worked

through, the Planning Commission believes that this request is worth moving forward for further discussion.

Chairperson Steffen asked and received confirmation that there are a few developers that are interested in the project.

Mike Allen replied that now that the trunk line has been identified on the plan, this project could be the catalyst to bring that service to the area. He confirmed that there are developers that are interested in the project. He stated that members in the Men's Club are also very interested in the housing project.

Chairperson Steffen asked for details on the mix of the housing products, and how that was developed.

Mr. Allen replied that they have a desire to provide a mix in housing between single family homes, bay home villas/detached townhomes, and apartment/condominium style units.

Chairperson Steffen referenced the Anderson property and asked if that was included in the original plan.

Mr. Allen replied that has always been an option and is part of the concept with the bay home/townhome product.

Chairperson Steffen asked for information on the viability of the golf course and whether the course would survive without this project.

Mr. Allen replied that the golf course could survive without the project but noted that there are improvements needed. He stated that the bar/restaurant is currently leased for the next four years but then will return to the golf course. He stated that to add this number of rooftops and add the underpass would assist in providing that golf course community feeling. He stated that households to the east would have access through the underpass to access the parks and retail node. He stated that there would be a direct benefit to the golf course, which would allow them to improve their facility.

Chairperson Steffen asked if the improvements planned could be identified, and be made a guaranteed performance requirement, to ensure the viability of the golf course, if the city were to provide assistance.

Dick Tollette replied that the debt the golf course has is miniscule and the improvements are what will help the golf course and help to revitalize that area. He stated that this will create a community feel that is unique to courses in the metro area. He stated that they are asked everyday about available properties, explaining that these homes would provide a lifestyle.

Member Skaff stated that he does agree that this would revitalize the 167th Avenue node.

Member Burandt agreed that this area needs to be revitalized, but noted that this is a large ask and noted that he would like to see a cost/benefit analysis before providing firm direction.

Chairperson Steffen stated that this is a lot of homes that would be added to the area, and asked if there would be a traffic study.

Community Development Director Gladhill replied that MnDOT would be given the opportunity to comment and the right time would need to be determined to conduct a traffic study. He noted that typically that would occur with preliminary plat but that may occur earlier in this process because of the magnitude of the project. He confirmed that MnDOT could halt the project or add minimum requirements that would be needed to the road system to support the project.

Chairperson Steffen asked how access would be provided to the homes on the east side.

Mr. Allen replied that access would be provided from Quicksilver. He replied that another access would be provided from the existing stub off of 164th.

Community Development Director Gladhill noted that additional detail would be needed for the access provided through the golf course property to ensure that would be a safe access for public safety and whether that would be a public or private road.

Chairperson Steffen asked how the golf course would feel about a stoplight at 167th.

Mr. Allen replied that they would love it, noting that it would be great to have the stoplight even without this project.

Member Riley stated that there is already an underpass to a neighborhood from Elmcrest Park. He noted that while the underpass would have a benefit to some other residents, it would mostly benefit the golf course development and therefore he would have a difficult time justifying that cost.

Mr. Allen replied that it is obvious that the underpass would be for the project to access the new holes. He stated that there is a definite benefit for residents on the east side to access the west and the retail node. He stated that the 2013 study stated that additional rooftops would revitalize that retail node. He stated that the tunnel is vital for the golf course, but it will also allow the density to improve the retail node and provide connection to the City's park system. He stated that the other tunnel is south to the Centex development.

Chairperson Steffen asked if the tunnel would support two golf carts coming and going at once.

Mr. Tollette replied that his daughter lives in the Centex development and the tunnel connection is highly used to access the park property. He stated that this tunnel would also be highly used by the public.

Mr. Allen noted that the water tower site does not have a lot of buildable use and they would be willing to purchase that property for this development, and use it for golf holes, which would be a great use of the property.

Tom Gamec stated that the underpass could be used not only for golf use but also for all other residents of Ramsey, and would be connected to the trail system.

Member Riley stated that he would like to see a larger trail plan to provide additional connections, and justify the tunnel for the public. He stated that he would like to see further negotiation and cost share on the underpass element.

Chairperson Steffen asked if the Park and Recreation Commission would provide input.

Economic Dev. Mgr./Assistant City Administrator Brama confirmed that there would be further investigation on elements such as trails and connections to parks and it would be routed through other Boards/Commissions, including the Park and Recreation Commission, assuming the Council was comfortable with further investigating this project.

Community Development Director Gladhill noted that there are discussions with the new elementary school and with this development as well, it would make sense to look at a broader trail plan for this overall area of the city.

Chairperson Steffen asked and received confirmation that golf carts can travel in the city with the correct permitting and noted that the underpass would allow people to travel across the highway to access each side. He asked if the business subsidy 'but-for' test would apply to this request.

Economic Dev. Mgr./Assistant City Administrator Brama stated that this project is gray as it is not a traditional economic development project, like a business park. He stated that the assistance request includes a road cost-share and the construction of an underpass. He stated that both of these requests are made and processed by the city for non business subsidy situations. Determining if this project is a formal business subsidy is a challenge and can be subjective. He stated staff intends to be cautious with this request, and intends to treat this as a formal business subsidy request, and will recommend requiring general underwriting of the benefiting business.

Chairperson Steffen asked if the business would have a problem with the City reviewing their financing as part of this process.

Mr. Allen replied that their source of income would be the sale of the land. He noted that the funding of the project would be coming from an outside source. He stated that they would not have a problem with the financials being investigated.

Mr. Tollette stated that most of the golf course owners live on the course and their intention is to see the course improved.

Member Skaff asked for the action requested from the EDA.

Economic Dev. Mgr./Assistant City Administrator Brama stated that he would like to see whether there is general support to continue to investigate this project, and recapped a list of items the EDA would like further investigated.

Chairperson Steffen stated that the project is great on paper, as it would do a lot for the course and the area in general. He confirmed the consensus of the EDA to continue to investigate the project, including the list outlined by staff.

4.02: Review Draft Economic Development Chapter of Comprehensive Plan

Community Development Director Gladhill presented the staff report.

Member Skaff stated that he feels that the group has done a great job and commended Community Development Director Gladhill for his leadership. He stated that he is happy with the document, as being developed, and feels that it supports economic development.

Community Development Director Gladhill thanked Economic Development Mgr./Asst. City Administrator Brama for his assistance in the process as well.

Member Hardin stated that some of the items under the goals and strategies have already been accomplished and asked if that section would be further updated.

Community Development Director Gladhill confirmed that would be updated as well. He noted that similar to the Strategic Plan, there would be updating to show that items have been completed, but believed that there is value in showing what has been accomplished for tracking.

Member Hardin asked if there would be value in setting new goals rather than tracking goals that have already been completed.

Community Development Director Gladhill confirmed that new goals could be set as well. He asked the EDA for input, not only on goals for the next three to five years but for the next ten to 20 years.

Member Hardin asked how transportation would be addressed in the plan.

Community Development Director Gladhill noted that there is a transportation plan and noted that because there are economic development tie ins, perhaps that section would be brought forward to the EDA as well. He provided details on the transportation plan, which identifies items for study and possible capital improvement. He noted that while the transportation plan is not included in the economic development chapter, this will all make more sense when all the chapters are put together and the full picture is seen. He stated that the Steering Committee has developed a transportation plan, land use plan, future development plan and perhaps there would be a desire of a map which overlays multiple items from those plans. He reviewed the timeline for the process moving forward, noting that the drafts will come back to the EDA, most likely, in February.

Economic Dev. Mgr./Assistant City Administrator Brama stated that if there is a desire to refresh the goals for this chapter, he would need to know that so that he could bring that forward as a future case.

Community Development Director Gladhill noted that there could be a case in January which would identify longer term goals for the EDA. He stated that if there are individual ideas from the EDA Members, they can provide those ideas to staff in the case that they are not able to attend the January meeting.

Chairperson Steffen agreed that the case should be added to the January agenda.

4.03: CBRE: Updates and Pricing Strategy (portions of this case may be closed to the public)

Economic Dev. Mgr./Assistant City Administrator Brama stated that this case was intended to have two sections, the first to have an update from CBRE and the second, in closed session, to discuss pricing strategies. He stated that in the interest of time, he would suggest receiving the update from CBRE today and delaying the closed session discussion to the January meeting.

Brian Pankratz provided an update on the twin cities market. He noted that while industrial continues to be strong, office remains flat. He explained what when one office space fills, another goes vacant. He noted that the face of office is also changing as people have more flexibility in their work space and can fit a high number of employees into one site. He highlighted the retail vacancy, providing an explanation that the higher numbers are because of the big tenants that have closed (such as Sears) and explained that those sites will be broken up and backfilled in the future. He provided market feedback specific to Ramsey noting that there is increased traffic on the Armstrong interchange. He highlighted the activity related to residential, retail and office/industrial. He noted that once the sports complex opens, that will bring in additional traffic on a nightly basis to the Coborn's retail area. He highlighted market suggestions and noted that retailers will want large signs that will be visible from Highway 10. He stated that because the City owns land along Highway 10, it may make sense for the City to start to develop a large monument sign plan to coordinate a main sign that could be used for multiple tenants and would be visible from Highway 10.

Member Skaff stated that he travels Highway 10 and notices the LED billboards in Blaine. He asked if there would be an option for the City to use that type of sign to advertise for retailers.

Mr. Pankratz stated that typically a retailer would pay their portion for a sign and maintenance, but the benefit would be to have a plan for the signage.

Member Burandt left the meeting at 8:57 a.m.

Member Skaff stated that he is more speaking of an LED billboard that could be utilized for other Ramsey businesses.

Mr. Pankratz stated that perhaps staff would have more information but believed that the signs would be regulated by MnDOT.

City Administrator Ulrich stated that the City does have a dynamic sign ordinance. He stated that the City could look into that option noting that there are options for a private contractor to build the sign with funds gained from advertising.

Mr. Pankratz stated that if that is going to be done, you would also want to ensure that there is space for retailer signage that would be visible from the highway.

Community Development Director Gladhill noted that is a topic being researched as part of the Resilient Communities Partnership.

Economic Dev. Mgr./Assistant City Administrator Brama noted that the sign plan is included on the work plan.

4.04: Buxton Group Opportunity

Economic Dev. Mgr./Assistant City Administrator Brama presented the staff report.

Member Hardin stated that the proposal was interesting, but the cost was out of line and therefore he would not be interested.

Member Skaff agreed that although Buxton did a good job on the presentation, he is not interested in pursuing this option, especially because of the non-results that were seen from the past investment with Buxton.

5. MEMBER / STAFF UPDATE

Economic Dev. Mgr./Assistant City Administrator Brama stated that in January he plans to reach out to the EDA for the opportunity to have an additional meeting or workshop to receive an update on the Resilient Communities Partnership. There is a lot of information that would be in addition to the items that would already be on the regular agenda for January.

The EDA reviewed the Staff Update.

6. ADJOURNMENT

Motion by Member Hardin, seconded by Member Skaff, to adjourn the meeting.

Motion carried. Voting Yes: Chairperson Steffen, Members Hardin, Skaff, Johns, Kanaventi.
Voting No: None. Absent: None.

The regular meeting of the Economic Development Authority adjourned at 9:10 a.m.

Respectfully submitted,

Kurtis G. Ulrich
City Administrator

ATTEST:

Patrick Brama
Econ. Dev. Mgr/Assistant City Administrator

Draft by Amanda Staple, *TimeSaver Off Site Secretarial, Inc.*

Economic Development Authority (EDA)

4. 1.

Meeting Date: 01/11/2018

Submitted For: Patrick Brama, Administrative Services

By: Patrick Brama, Administrative Services

Title:

-- Centra Homes Purchase Agreement [portions of case may be closed to the public]

Purpose/Background:

PURPOSE

Consider the attached purchase agreement for Centra Homes to purchase roughly 4.29 acres of city-owned land located in The COR for a single family detached housing development.

The structure of this Purchase Agreement is a little unique, in that it contemplates three layouts, with three different lot counts (33, 35, 36), with three different offer prices (\$295,000, \$315,000, \$330,000). The developer has indicated the asking price is based on a mixture of the number of sellable lots versus required infrastructure. Staff anticipates, through the future entitlement process, a layout will be selected, and this purchase agreement will be amended to formalize the final sale price.

BACKGROUND

Please see attached cover letter. Please see company website. Centra Homes is in good standing with the State of Minnesota business filing search system. Staff has not worked with Centra Homes on a project in Ramsey. However, staff has been working with Centra Homes for the past few months, as they have contemplated several sites in Ramsey.

Notification:

NA

Observations/Alternatives:

This purchase agreement was developed based on the city's template purchase agreement and policy for selling city owned land. The City Attorney has reviewed the attached purchase agreement. Below are major deal terms.

- Lot Size: roughly 4.29 acres
- Price: offer price (295K to 315K), asking price \$350,000
- Earnest Money: \$10,000
- Inspection Period: 07/01/2018* (closing within 30 days)
- Extension Period: two 30 day options at \$5,000 each.
- Construction Deadline: 5 COs annually, starting in 2019, \$5,000 penalty per missed CO
- Exhibits: show the proposed layouts

*Council won't review this case until mid-February, the inspection period is proposed to be about 4.5 months.

Funding Source:

NA

Recommendation:

Staff is generally comfortable with the proposed purchase agreement. Staff would welcome direction from the EDA on any deal terms (i.e. price). It's possible to provide staff general direction on this item without going into closed session.

Action:

Motion to recommend the City Council:

Approve the attached purchase agreement with Centra Homes for 4.29 acres of city-owned land.

Attachments

Centra Cover Letter

Purchase Agreement

PA Exhibits

Property Listing 51

Form Review

Inbox

Kurt Ulrich

Patrick Brama (Originator)

Form Started By: Patrick Brama

Final Approval Date: 01/09/2018

Reviewed By

Kurt Ulrich

Patrick Brama

Date

01/08/2018 01:31 PM

01/09/2018 11:17 AM

Started On: 12/21/2017 12:23 PM

January 4, 2018

To: City of Ramsey

We are excited to present our offer to purchase approximately 4 acres of land located in The COR at the corner of Ramsey Blvd and Bunker Lake Blvd.

We propose to build and sell approximately 35 single family detached homes. These homes would be served be[by] an alley with front doors orientated toward Ramsey Blvd and Bunker Lake Blvd. As part of developing the neighborhood we plan to provide additional parking and trail connections in the area.

We have previously built homes in the City of Ramsey and look forward to opportunities to again work in your community. The neighborhood that we are proposing would provide homes for families that would meet needs that are unique from other current offering[s]. This neighborhood would provide for a detached product in the COR that would enhance the community feel and visual appeal along the perimeter roads as well as additional housing options that currently do not exist.

The plan is to move as quickly as possible through the preliminary plat process allowing us to begin building homes in late summer of 2018.

Centra Homes is locally owned and operated, and recognized as one of the top homebuilders in the Twin Cities. As a land developer and home builder Centra Homes built in excess of 120 homes in 2017.

We are excited to work closely with City to create a new neighborhood in the City of Ramsey.

Sincerely,

A handwritten signature in blue ink that reads "David Pattberg". The signature is fluid and cursive, with a long horizontal line extending to the right.

David Pattberg
Centra Homes, LLC

PURCHASE AGREEMENT

This Agreement is entered into by and between the **City of Ramsey**, a Minnesota municipal corporation (“Seller”), and **Centra Homes LLC**, a Nevada Limited Liability Company (“Buyer”).

In consideration of the Earnest Money, the mutual covenants set forth below, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Buyer agree as follows:

- 1. EFFECTIVE DATE.** The effective date of this Agreement is **February 13, 2018** (the “Effective Date”).
- 2. SALE OF PROPERTY.** Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller 4.29 acres of vacant land at the southwest corner of Ramsey Boulevard and Bunker Lake Boulevard in Ramsey, Minnesota.

Legal Description: THAT PRT OF OUTLOT B RAMSEY TOWN CENTER 2ND ADD LYG ELY OF FOL DESC LINE: COM AT NW COR OF SD OUTLOT, TH S 89 DEG 42 MIN 54 SEC E, ASSD BRG, ALG NLY LINE OF SD OUTLOT 607.10 FT TO POB OF SD LINE, TH S 247.47 TO SLY LINE OF SD OUTLOT & SD LINE THERE TERM, SUBJ TO EASE OF REC.

Anoka County Property Identification: 28-32-25-14-0094

Platting: Buyer is responsible for subdividing and re-platting Property, providing the City of Ramsey with an updated legal description of the new parcel. This Agreement shall be amended to reflect the exact legal description of the Property.

- 3. PURCHASE PRICE.** The purchase price for the Property is variable, as outlined in the table below. Upon completion of the Inspection Period (Section 9), and submission of the written Notice-to-Proceed, Buyer shall provide Seller with final purchase price, and this Agreement shall be amended accordingly. Seller has the right to reject a purchase price different than outlined below.

	PSF	P Acre	Purchase Price
Layout #1, Exhibit A	\$ 1.76	\$ 76,744.19	\$ 330,000.00
Layout #2, Exhibit B	\$ 1.68	\$ 73,255.81	\$ 315,000.00
Layout #3, Exhibit C	\$ 1.57	\$ 68,604.65	\$ 295,000.00

4. **EARNEST MONEY.** By February 20, 2018 Buyer must deposit the sum of \$10,000 (the “Earnest Money”) with Commercial Partners Title Company, 200 South 6th Street, #1300, Minneapolis, MN 55402 (“Escrow Agent”), via wire transfer or delivery of a certified check payable to Escrow Agent.
- a. If Buyer does not deposit the Earnest Money with Escrow Agent as required above, then Seller may terminate this Agreement by written notice to Buyer; provided, however, if Buyer deposits the Earnest Money with Escrow Agent before Seller exercises Seller’s right to terminate, Seller’s right to terminate is extinguished.
 - b. Upon Seller’s receipt of a Notice to Proceed from Buyer in accordance with Section 9(b), all of the Earnest Money becomes non-refundable (except in accordance with Section 23 as a result of a default by Seller).
 - c. If Buyer does not provide a Notice to Proceed to Seller in accordance with Section 9(b), this Agreement automatically terminates and Escrow Agent must disburse all Earnest Money Escrow Agent holds to Buyer.
 - d. At Closing, Escrow Agent shall disburse to Seller any Earnest Money not previously disbursed to Seller, and Buyer shall receive a credit against the Purchase Price owing at Closing in an amount equal to the amount of the Earnest Money.
5. **SURVEY.** Seller shall, at Seller’s expense, obtain an ALTA/NSPS 2016 survey (Table A, items 1-4 and 6, 8, and 11) (the “Survey”) from a duly licensed surveyor and deliver it to Buyer within thirty (30) days after the Effective Date. Buyer may arrange with the surveyor to include additional information on the Survey at Buyer’s expense.
6. **TITLE COMMITMENT.**
- a. Seller makes no representations or warranties with respect to the status of title to the Property. Within thirty (30) business days after the Effective Date, Seller shall, at Seller’s expense, obtain a commitment from Escrow Agent to issue an owner’s policy of title insurance insuring Buyer’s title to the Property (the “Title Commitment”) and deliver the Title Commitment and copies of or internet access to copies of all recorded documents referenced in the Title Commitment to Buyer.
 - b. Buyer shall have until the date thirty (30) days after the receipt of the Title Commitment and the Survey (collectively, “**Title/Survey**”) to review Title/Survey and to give Seller written notice of (i) any defects in the marketability of Seller title to the Property or any encumbrances on Seller’s title to the Property that are objectionable to Buyer, and (ii) the specific actions Buyer requests that Seller take with respect to each such defect or encumbrance (a “**Title Objection Notice**”). Any defects in or encumbrances on Seller’s title that Buyer does not identify in a timely Title Objection Notice are each a “**Permitted**

Exception.” Within three (3) business days after Seller’s receipt of a Title Objection Notice from Buyer, Seller will notify Buyer, in writing, of the actions, if any, that Seller is willing to take with respect to each of the matters identified in the Title Objection Notice and the time frame in which Seller will take those actions (“**Seller’s Title Notice**”). If Seller’s Title Notice indicates that Seller unconditionally agrees to make Seller’s title to the Property marketable on or before the closing date established pursuant to Section 10, the parties shall proceed to closing pursuant to the terms of this Agreement. If Seller’s Title Notice indicates that Seller does not unconditionally agree to make Seller’s Title to the Property marketable on or before the closing date established in Section 10, Buyer may, at any time with three (3) business days after Buyer’s receipt of Seller’s Title Notice, terminate this Agreement by written notice to Buyer in which case this Agreement is terminated and Escrow Agent must disburse any Earnest Money to Buyer (“**Buyer’s Title Termination Notice**”). If Buyer does not deliver a Buyer’s Title Termination Notice to Seller within the three (3) business days after Buyer’s receipt of Seller’s Title Notice, than Seller must perform in accordance with Seller’s Title Notice, Buyer shall be deemed to have waived Buyer’s objections to the extent Seller has not agreed to address them in Seller’s Title Notice, the matters to which Buyer objected and Seller did not agree to resolve are deemed Permitted Exceptions, and the parties shall proceed to Closing in accordance with the terms of this Agreement and the terms of Seller’s Title Notice.

7. **RIGHT OF ENTRY.** At all times after Buyer has deposited the Earnest Money with Seller and before the Closing, Buyer (and its employees, agents, and contractors) may enter the Property for the purpose of conducting soil tests, environmental tests and additional survey work, subject to the following conditions:
- a. Within one week after the termination of this Agreement, if either Seller or Buyer terminate this Agreement in accordance with the provisions hereof prior to Closing, Buyer must repair and or restore any damage Buyer or its employees, agents or contractors cause to the Property and remove any personal property, refuse or debris Buyer or its employees, agents or contractors brought onto or authorized third parties to bring onto the Property.
 - b. Buyer must defend and indemnify Seller from and against and hold Seller harmless Seller from all “Claims,” as defined in Section 10, arising out of, resulting from or relating to any loss of or damage to any property or business or out of any injury to or death of any person, if the loss, damage, injury, or death arises or is alleged to arise either directly or indirectly and either wholly or in part from: (a) any action or omission of Buyer or its employees, agents, or contractors, while on the Property pursuant to this Section; or (b) actions or omissions of Buyer or Buyer’s employees, agents, or contractors that cause or result in the release of any Hazardous Substance onto the Property or onto other property.

- c. Buyer must comply with and shall cause its employees, agents, and contractors to comply with all applicable laws, while on the Property.
 - d. Other than a standard Phase 1 environmental assessment, Buyer may not commence any environmental testing on the Property until Buyer submits a work plan for such testing to Seller and Seller approves the work plan, in writing. Seller may not unreasonably withhold, condition or delay Seller's approval of a work plan.
 - e. Buyer must, promptly and without demand from Seller, provide Seller with true and complete copies of all draft and final reports relating to Buyer's geotechnical and environmental investigations and testing of the Property including, without limitation, any reports relating to any Phase I Environmental Site Assessment of the Property.
 - f. The cost of any test or additional survey work will be borne solely by Buyer.
- 8. PROPERTY SOLD AS IS.** Subject to Buyer's right to terminate this Agreement pursuant to Section 9, Buyer agrees to accept the Property in its current condition, including, without limitation, its current environmental and geological condition, and in an "AS-IS" and with "ALL FAULTS" condition. Buyer's payment of the Purchase Price at Closing constitutes Buyer's acknowledgment and agreement that:
- a. Seller has not made any written or oral representations or warranties of any kind with respect to the Property (including without limitation express or implied warranties of title, merchantability, or fitness for a particular purpose);
 - b. Buyer has not relied on any written or oral representation or warranty made by Seller, its agents or employees with respect to the condition or value of the Property;
 - c. Buyer has had an adequate opportunity to inspect the condition of the Property, including without limitation any environmental testing, and to inspect documents applicable thereto, and Buyer is relying solely on such inspection and testing; and
 - d. The condition of the Property is fit for Buyer's intended use.
 - e. Buyer accepts all risk of Claims (including without limitation all Claims under any Environmental Law and all Claims arising at common law, in equity or under a federal, state or local statute, rule or regulation) whether past, present or future, existing or contingent, known or unknown, arising out of, resulting from or relating to the condition of the Property, known or unknown, contemplated or un contemplated, suspected or unsuspected, including without limitation the presence of any Hazardous Substance on the Property, whether such Hazardous Substance is located on or under the Property, or has migrated from or to the Property.

9. INSPECTION PERIOD.

- a. Except as otherwise provided in Section 6, Buyer shall have from the date that Buyer deposits the Earnest Money with Escrow Agent to **July 01, 2018** (the “**Inspection Period**”) to investigate the Property and determine, in Buyer’s sole judgment, whether (i) the condition of the Property is suitable to Buyer’s intended use; and (ii) Buyer will be able to obtain all governmental approvals (including, but not limited to, approvals necessary to subdivide and re-plat the Property) and utilities necessary for Buyer’s intended use of the Property. Buyer acknowledges and agrees that Seller has not made any covenants, representations or warranties regarding Buyer’s ability to obtain governmental approvals from the City of Ramsey or any other governmental entity. The City of Ramsey will review, consider and act on any applications Buyer submits to the City for governmental approvals in accordance with City Code.
- b. Buyer may, at any time on or before 5:00 p.m. on the last day of the Inspection Period, terminate the Agreement by written notice to Seller based on Buyer’s determination, in Buyer’s sole and absolute discretion, that the condition of the Property is not suitable for Buyer’s intended use or that Buyer may not be able to obtain all governmental approvals and utilities necessary for Buyer’s intended use of the Property. In addition, this Agreement automatically terminates at 5:00 p.m. on the last day of the Inspection Period unless, prior to that time Buyer delivers a written notice of Buyer’s intention to proceed (a “**Notice to Proceed**”) to Seller.
- c. If, pursuant to Section 9(b) either Buyer terminates this Agreement or this Agreement is automatically terminated, the Escrow Agent must disburse to Buyer any Earnest Money Escrow Agent holds.

10. DEFINITIONS. As used in this Agreement:

“**Claim**” or “**Claims**” means any and all liabilities, suits, claims, counterclaims, causes of action, demands, penalties, debts, obligations, promises, acts, fines, judgments, damages, consequential damages, losses, costs, and expenses of every kind (including without limitation any attorney’s fees, consultant’s fees, costs, remedial action costs, cleanup costs and expenses which may be related to any claims).

“**Environmental Law**” means the Comprehensive Environmental Response, Compensation and Liability Act (“CERCLA”), 42 U.S.C. § 9601 et seq., the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq., the Federal Water Pollution Control Act (the Clean Water Act), 33 U.S.C. § 1251 et seq. the Clean Air Act, 42 U.S.C. § 7401 et seq., and the Toxic Substances Control Act, 15 U.S.C. § 2601 et seq., all as amended from time to time, and any other federal, state, local or other governmental statute, regulation, rule, law or ordinance dealing with the protection of human health, safety, natural resources or the environment now existing or hereafter enacted.

“**Hazardous Substance**” or “**Hazardous Substances**” means any pollutant, contaminant, hazardous substance or waste, solid waste, petroleum product, distillate, or fraction, radioactive material, chemical known to cause cancer or reproductive toxicity, polychlorinated biphenyl or any other chemical, substance or material listed or identified in or regulated by any Environmental Law.

11. RELEASE. By accepting the deed to the Property, Buyer, for itself, its directors, officers, stockholders, divisions, agents, affiliates, subsidiaries, predecessors, successors, and assigns and anyone acting on its behalf or their behalf hereby fully releases and forever discharges Seller from any and all Claims (including without limitation all Claims arising under any Environmental Law and all Claims arising at common law, in equity or under a federal, state or local statute, rule or regulation), past, present and future, known and unknown, existing and contingent, arising out of, resulting from, or relating to the condition of the Property, and Buyer hereby waives any and all causes of action (including without limitation any right of contribution) Buyer had, has or may have against Seller and anyone acting on its behalf with respect to the condition of the Property, whether arising at common law, in equity or under a federal, state or local statute, rule or regulation. The foregoing shall apply to any condition of the Property, known or unknown, contemplated or un contemplated, suspected or unsuspected, including without limitation the presence of any Hazardous Substance on the Property, whether such Hazardous Substance is located on or under the Property, or has migrated from or to the Property.

12. NOTICES. Notices permitted or required by this Agreement must be in writing and shall be deemed given when delivered in legible form to the party to whom addressed. Notices may be sent by certified mail or e-mail. Notices are effective two business days after they are mailed via certified mail, return receipt requested or, if sent by email, upon email transmission (provided that any email transmission that occurs after 5:00 pm Pacific Time will be deemed provided on the following day). If delivered at the Closing, a notice shall be deemed given when hand-delivered to the party's representative at the Closing. The business addresses of the parties are as follows:

Seller: City Administrator
City of Ramsey
7550 Sunwood Drive N.W.
Ramsey, MN 55303
Email: pbrama@cityoframsey.com

Buyer: Centra Homes LLC
Dale Wills
11460 Robinson Dr NW
Minneapolis, MN 55433
Email: dalew@centrahomes.com

Notices not given in the manner or within the time limits set forth in this Agreement are of no effect and may be disregarded by the party to whom they are directed.

13. CLOSING. This transaction shall close within 30 days after Buyer delivers a Notice to Proceed to Seller or on such earlier date as Seller and Buyer may establish by mutual, written agreement; provided, however, Buyer may extend the Closing a total of two (2) times, each time for a period of sixty (60) days, by depositing an additional Ten Thousand and 00/100 Dollars (\$10,000.00) earnest money with Escrow Agent for each extension. Each \$10,000 extension payment shall be non-refundable, but applicable to the Purchase Price. The Closing shall take place at the offices of the Escrow Agent, or at some other place as the parties may mutually agree prior to such date. At the option of either Party, the executed closing documents, Purchase Price and closing costs may be deposited with the Escrow Agent and disbursed by the Escrow Agent pursuant to avoid the necessity for a Closing at which the Parties are present.

- a. **Seller's Obligations at Closing.** At Closing, Seller must deliver to Escrow Agent, for delivery to Buyer:
 - i. A limited warranty deed, duly executed and acknowledged on behalf of the City and with the City's seal affixed, conveying title to the Property, subject to (A) the lien of real estate taxes, if any, not yet due and payable and any installments of special assessments certified for payment therewith; (B) Building, Subdivision and Zoning Ordinances; (C) Matters that would be disclosed by an accurate survey of the Property; and (D) matters that constitute Permitted Exceptions pursuant to Section 6;
 - ii. A certified copy of a duly adopted City Ordinance and Resolution authorizing Seller's sale of the Property to Buyer; and
 - iii. Seller's affidavits, well disclosure certificate (if required), settlement statement approved by Seller and Buyer, and any other documents required by the Escrow Agent.
- b. **Buyer's Obligations at Closing.** At Closing, Buyer must:
 - i. Wire Transfer (or deliver a certified check in) an amount equal to the amount of the Purchase Price adjusted for to reflect Buyer's prior payment of the Earnest Money and to reflect amounts Buyer must pay or will receive pursuant to Section 14(c), to Escrow Agent for disbursement to Seller and others pursuant to this Agreement and the Settlement Statement; and
 - ii. File or cause Escrow Agent to file an Electronic Certificate of Real Estate Value, if required and necessary.

c. **Closing Costs.**

i. At Closing, the following Seller closing costs and expenses must be paid from the Purchaser Price or, if the Purchase Price is not sufficient, paid by Seller:

1. Seller's portion of the prorated property taxes.
2. Seller's own attorney's fees.
3. One-half the cost of any closing fees.
4. The cost of real estate broker commission fees as prescribed in Section 14.

ii. At Closing Buyer must pay the Purchase Price to Seller and the following costs and expenses:

1. Buyer's portion of prorated property taxes.
2. Buyer's own attorney's fees.
3. One-half the cost of any closing fees.
4. Documentary and recording fees for the deed(s).
5. The cost of the owner's title insurance policy, if Buyer elects to purchase an Owner's title insurance policy.
6. State deed tax.

d. **Possession.** Seller must deliver possession of the Property to Buyer at Closing.

14. REAL ESTATE BROKERS. Seller and Buyer represent and warrant to each other that they have dealt with no brokers, real estate agents, finders or the like in connection with this transaction, other than CBRE, Inc. ("Seller's Broker"), which represents the Seller. Seller shall pay Broker as required by their agreement (5% of final gross sale price). Seller and Buyer agree to indemnify each other and to hold each other harmless against all claims, damages, costs or expenses of or for any broker's fees or commissions resulting from their actions or agreements regarding the execution or performance of this Agreement, other than the fees payable to Seller's Broker, and will pay all costs of defending any action or lawsuit brought to recover any such fees or commissions incurred by the other party, including reasonable attorney's fees.

15. ASSIGNMENT. This Agreement may not be assigned without the written consent of the non-assigning Party. The Seller recognizes the Buyer intends to assign this Agreement to an affiliated special purpose entity that will be registered officially with the State of Minnesota. Notwithstanding, Seller agrees to allow Buyer to assign its rights under this Agreement without Seller's consent so long as the assignee is controlled by or under common control with Buyer.

16. THIRD PARTY BENEFICIARY. There are no third party beneficiaries of this Agreement, intended or otherwise.

17. JOINT VENTURE. Seller and Buyer, by entering into this Agreement and completing the transactions described herein, shall not be considered joint venturers or partners.

18. CAPTIONS. The paragraph headings or captions appearing in this Agreement are for convenience only, are not a part of this Agreement, and are not to be considered in interpreting this Agreement.

19. ENTIRE AGREEMENT / MODIFICATION. This written Agreement constitutes the complete agreement between the parties and supersedes any prior oral or written agreements between the parties regarding the Property. There are no verbal agreements that change this Agreement and no waiver or modification of any of its terms will be effective unless in writing executed by the parties.

20. BINDING EFFECT. This Agreement binds and benefits the Parties and their successors and assigns.

21. CONTROLLING LAW. This Agreement is made under the laws of the State of Minnesota and such laws will control its interpretation.

22. REMEDIES.

- a. If Buyer fails to perform any of the terms or conditions of this Agreement within the specified time limits, Seller may declare this Agreement terminated pursuant to Minnesota Statutes section 559.21. Seller's sole remedy in the event of Buyer's default is retention of the Earnest Money, unless Buyer defaults under Section 7 or 11 of this Agreement, in which case Seller may retain the Earnest money or suspend the performance of its obligations under this Agreement and commence an action in Anoka County District Court to recover its actual damages arising from the default.
- b. If Seller fails to perform any of the terms or conditions of this Agreement within the specified time limits, Buyer may, as its sole remedy, declare this Agreement terminated in which case Escrow Agent and, if applicable, Seller, shall refund the Earnest Money (both the Initial Disbursement and the Remaining Earnest Money) to Buyer, or, in the alternative, Buyer may have this Agreement specifically enforced and recover any incidental damages. Buyer waives all claims for consequential damages against Seller based on Seller's breach or alleged default hereunder.

23. WAIVER. Failure of Seller or Buyer to insist upon the performance of any of the covenants, agreements and/or conditions of this Agreement or to exercise any right or privilege herein shall not be deemed a waiver of any such covenant, condition or right.

24. SURVIVAL OF TERMS AND CONDITIONS. The terms and conditions of this Agreement shall survive and be in full force and effect after the delivery of the deed, and shall not be deemed to have merged therein.

25. SEVERABILITY. Each provision of this Agreement shall apply to the extent permitted by applicable law and is intended to be severable. If any provision is illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the legality or validity of the remainder of the Agreement.

26. CONSTRUCTION. The Parties acknowledge that this Agreement was initially prepared by Seller solely as a convenience and that all Parties and their counsel hereto have read and full negotiated all the language used in this Agreement. The Parties acknowledge that because all Parties and their counsel participated in negotiating and drafting this Agreement, no rule of construction shall apply to this Agreement to construe ambiguous or unclear language in favor of or against any Party.

27. COUNTERPARTS; DIGITAL COPIES. This Agreement may be executed in any number of counterparts and the signature pages of the separate counterparts combined into a single copy of this Agreement which will then constitute a fully executed version of this Agreement. A facsimile, .pdf file or digital copy of a signed counterpart or of an assemblage of counterparts of this Agreement shall be deemed to be an original thereof.

28. TIME PERIODS. The time for performance of any obligation or taking any action under this Agreement shall be deemed to expire at 5:00 p.m. Central Time on the last day of the applicable time period provided for in this Agreement. If the time for the performance of any obligation or taking any action under this Agreement expires on a Saturday, Sunday or legal holiday, the time for performance or taking such action shall be extended to the next succeeding day which is not a Saturday, Sunday or legal holiday.

29. CONSTRUCTION DEADLINE. Buyer shall obtain certificates of occupancy for the construction of fifteen (15) single family homes pursuant to the following schedule:

Construction Deadline Schedule:

Five (5) certificates of occupancy by October 1, 2019

Five (5) certificates of occupancy by October 1, 2020

Five (5) certificates of occupancy by October 1, 2021

At Closing, a "Right of Re-Entry Agreement" must be executed and recorded to the Property providing that, in the event any of the above deadlines are not met, Seller has the right to reclaim title to the parcels for which certificates of occupancy have not been obtained, or in the alternative, and at Seller's sole discretion, Buyer shall pay Seller \$5,000 for each certificate of occupancy that is not obtained pursuant to the deadlines set forth above.

30. PLATTING & DEVELOPMENT AGREEMENT. Buyer must obtain an approved final plat, development agreement, and building exterior visual renderings with the City of Ramsey for its intended project before Closing. The Development Agreement and Site Plan must comply with all local zoning ordinances and design standards, including The COR Design Standards.

SELLER: The City of Ramsey, a Minnesota municipal corporation

By: _____
Sarah Strommen, Mayor

Dated: _____, 2018

By: _____
Kurt Ulrich, City Administrator

Dated: _____, 2018

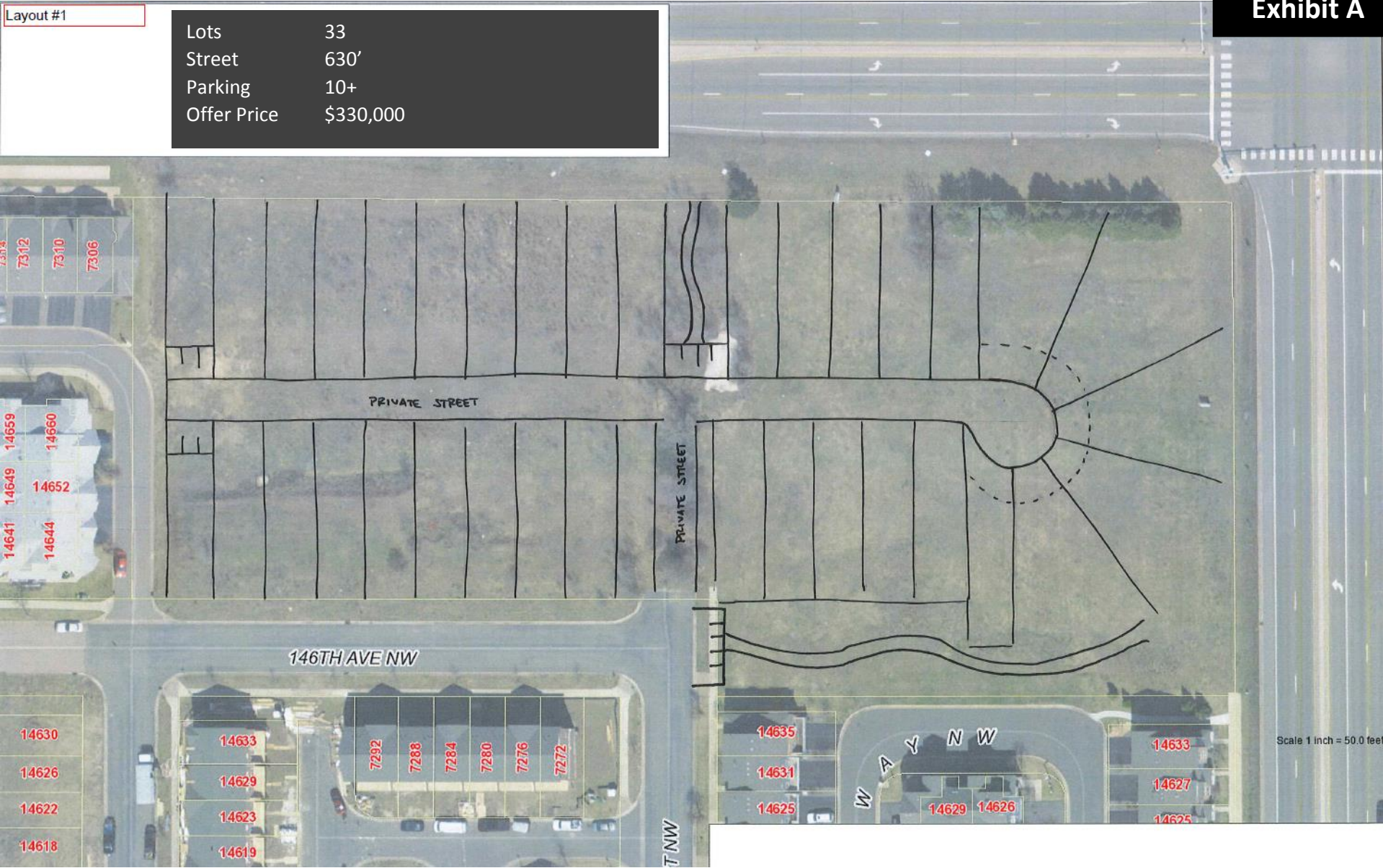
BUYER: Centra Homes, LLC, a Nevada Limited Liability Company.

By: _____
Dale Wills, President

Dated: _____, 2018

Layout #1

Lots	33
Street	630'
Parking	10+
Offer Price	\$330,000



Buyer must obtain an approved final plat, development agreement, and building exterior visual renderings with the City of Ramsey for its intended project before Closing. The Development Agreement and Site Plan must comply with all local zoning ordinances and design standards, including The COR Design Standards. This is an example concept only, changes will occur.

Layout #2

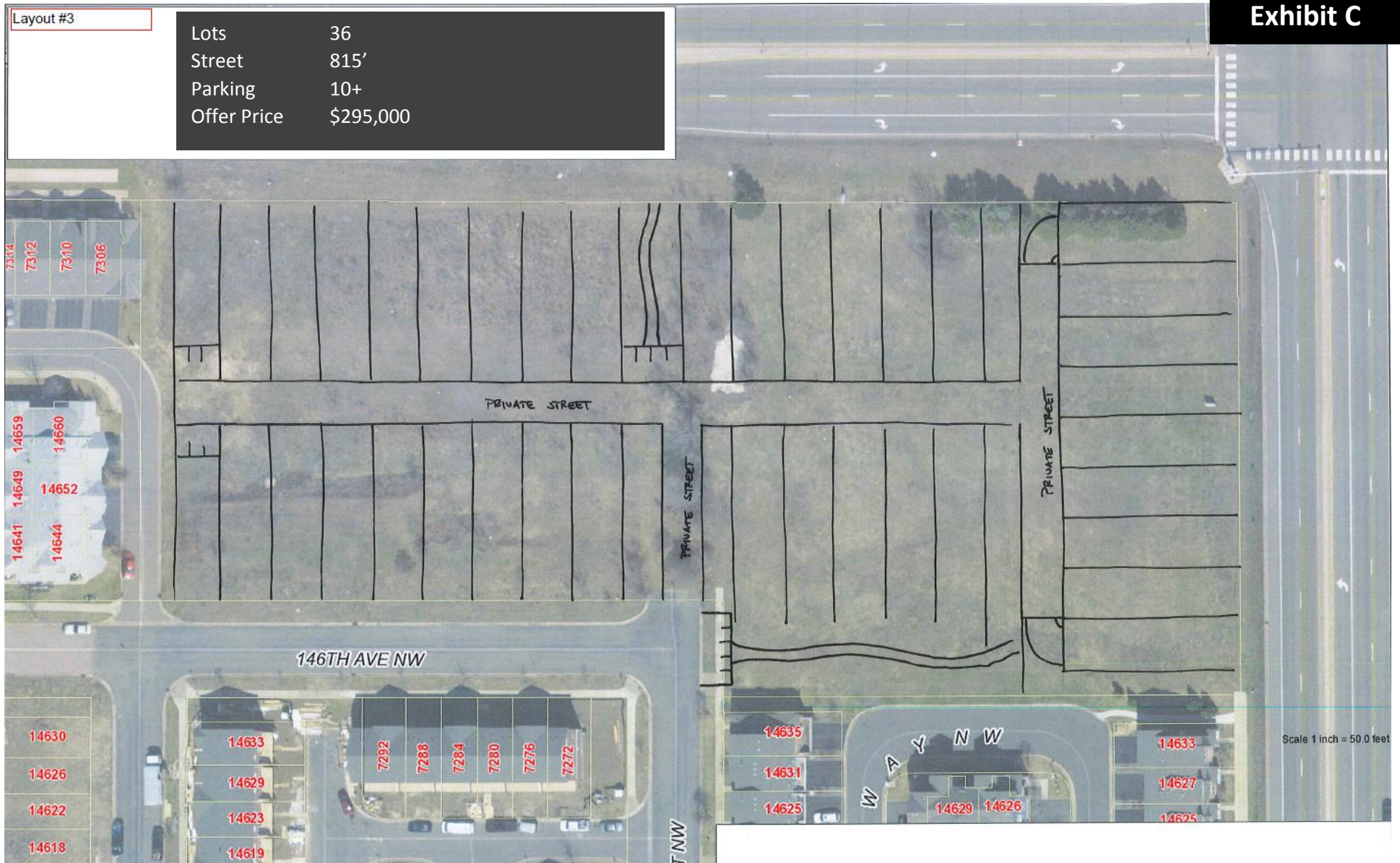
Lots	35
Street	740'
Parking	16+
Offer Price	\$315,000



Buyer must obtain an approved final plat, development agreement, and building exterior visual renderings with the City of Ramsey for its intended project before Closing. The Development Agreement and Site Plan must comply with all local zoning ordinances and design standards, including The COR Design Standards. This is an example concept only, changes will occur.

Layout #3

Lots	36
Street	815'
Parking	10+
Offer Price	\$295,000



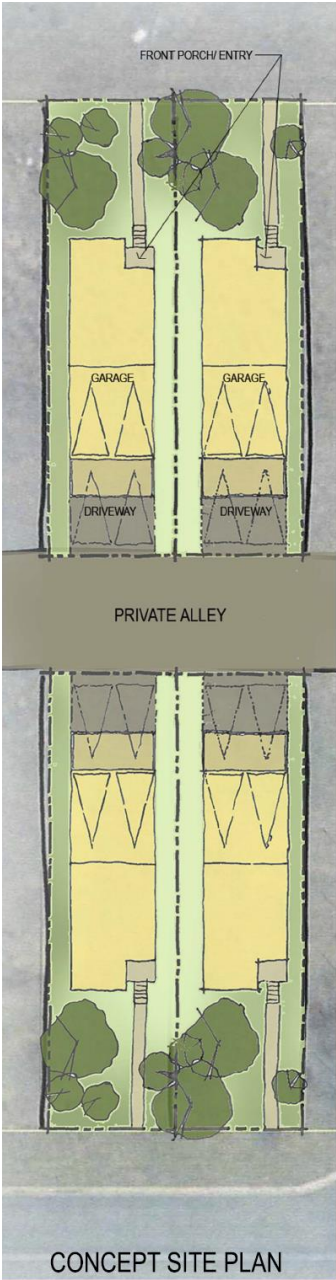
Buyer must obtain an approved final plat, development agreement, and building exterior visual renderings with the City of Ramsey for its intended project before Closing. The Development Agreement and Site Plan must comply with all local zoning ordinances and design standards, including The COR Design Standards. This is an example concept only, changes will occur.

Example Preliminary Renderings (changes will occur)

Exhibit D



Buyer must obtain an approved final plat, development agreement, and building exterior visual renderings with the City of Ramsey for its intended project before Closing. The Development Agreement and Site Plan must comply with all local zoning ordinances and design standards, including The COR Design Standards. This is an example concept only, changes will occur.



RAMSEY | CENTRA HOMES

2017.12.22

Buyer must obtain an approved final plat, development agreement, and building exterior visual renderings with the City of Ramsey for its intended project before Closing. The Development Agreement and Site Plan must comply with all local zoning ordinances and design standards, including The COR Design Standards. This is an example concept only, changes will occur.

CITY-OWNED LAND FOR SALE: ±4.3 ACRES RESIDENTIAL LAND

LOCATED WITHIN THE COR RETAIL CENTER - RAMSEY, MN 55303

\$350,000

CITY PARCEL #51

LOCATION

Southeast corner of Bunker Lake Blvd and Ramsey Blvd, within the COR

ACCESS

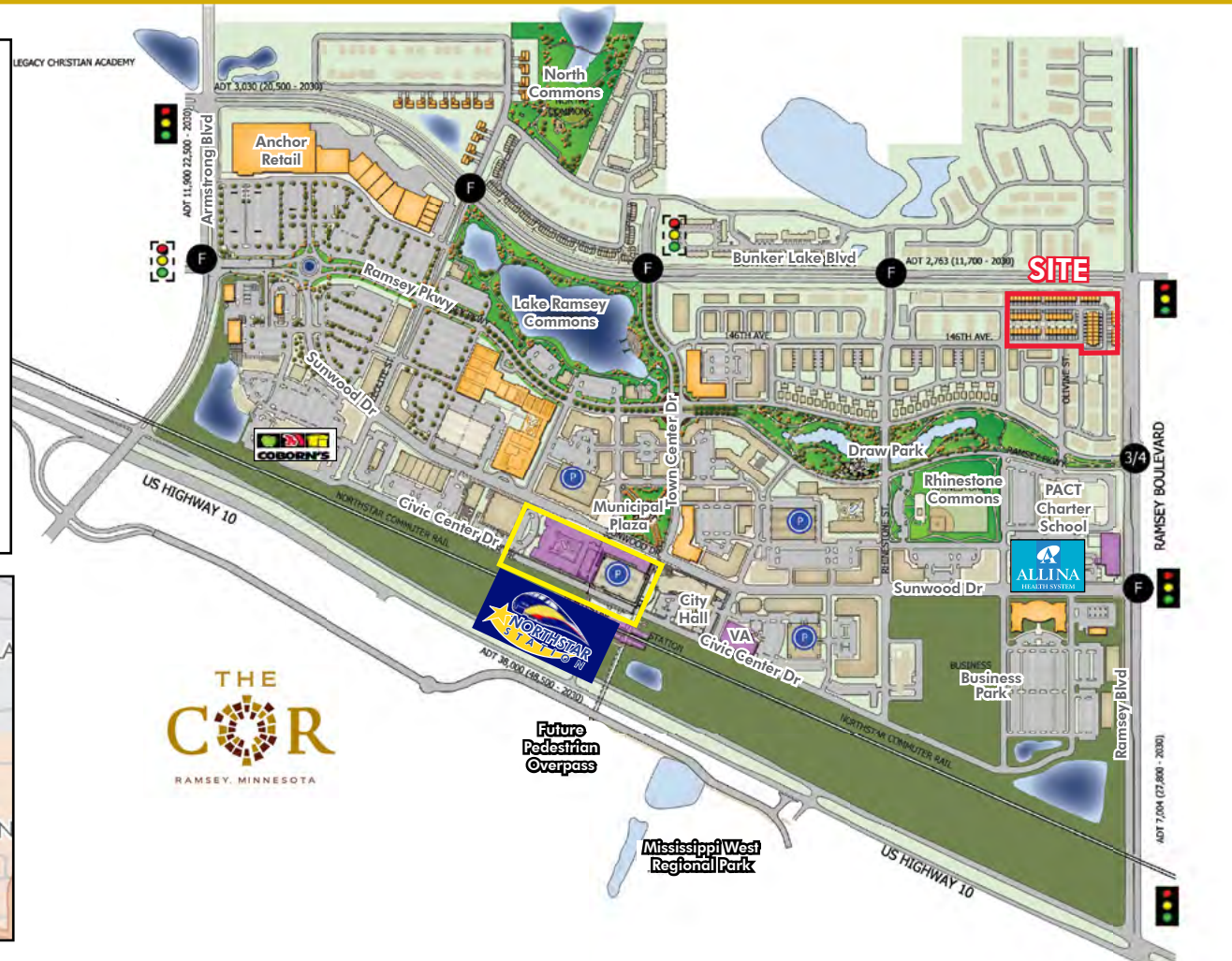
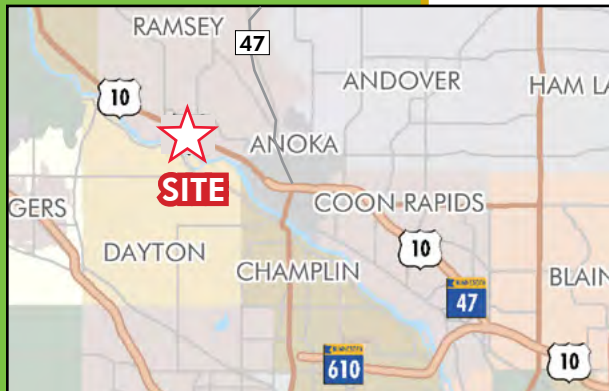
- Easy access to Ramsey Blvd NW, Bunker Lake Blvd and 146th Ave NW
- Easy access to Hwy 10

AMENITIES

- Located within COR retail site
- Only 30 minutes to downtown Minneapolis
- Close proximity to Northstar Rail Station and area retailers

VISIBILITY

Frontage and visibility from Ramsey Blvd NW and Bunker Lake Blvd



**FOR MORE
INFORMATION,
PLEASE
CONTACT:**

Richard Palmiter
Vice President
+1 952 924 4603
richard.palmiter@cbre.com

Brian Pankratz
Vice President
+1 952 924 4665
brian.pankratz@cbre.com

4400 West 78th Street, Suite 200
Minneapolis, MN 55435

CBRE

CITY-OWNED LAND FOR SALE: ±4.3 ACRES RESIDENTIAL LAND

LOCATED WITHIN THE COR RETAIL CENTER - RAMSEY, MN 55303

\$350,000

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	10 MILES
Population (2013)	3,943	27,900	64,077	298,009
Growth 2013 - 2018	6.00%	4.92%	2.66%	4.08%
Avg Household Income	\$77,307	\$82,528	\$78,107	\$84,316

CITY PARCEL #51

ADDRESS
Bunker Lake Blvd NW & Ramsey Blvd NW

PID
28-32-25-24-0005, 28-32-25-13-0034,
28-32-25-13-0033, SOME ROW

ACRES
4.3

ZONING
COR 4 (Neighborhood District)

SCHOOL DISTRICT
Anoka-Hennepin #11



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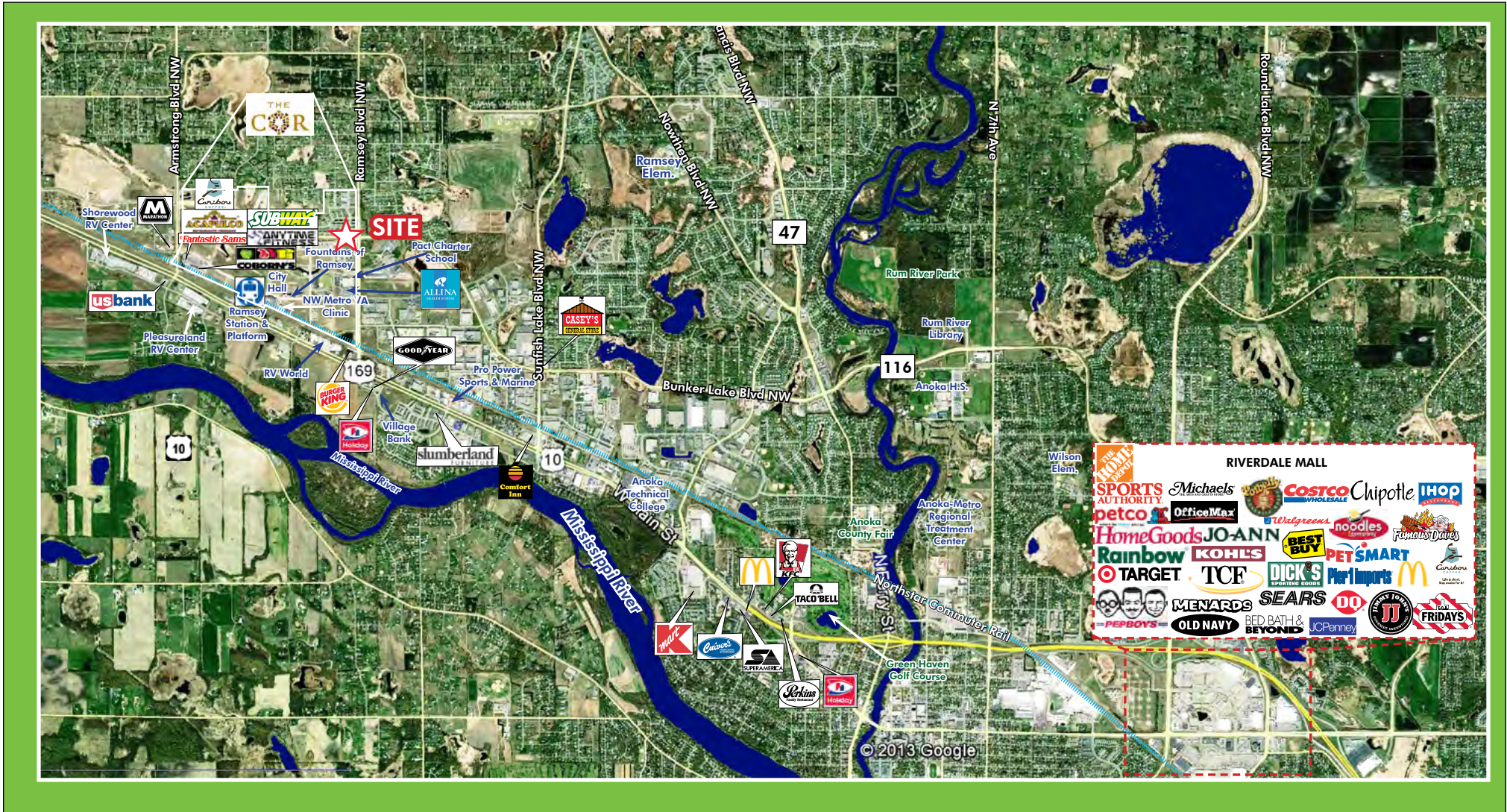
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\$350,000



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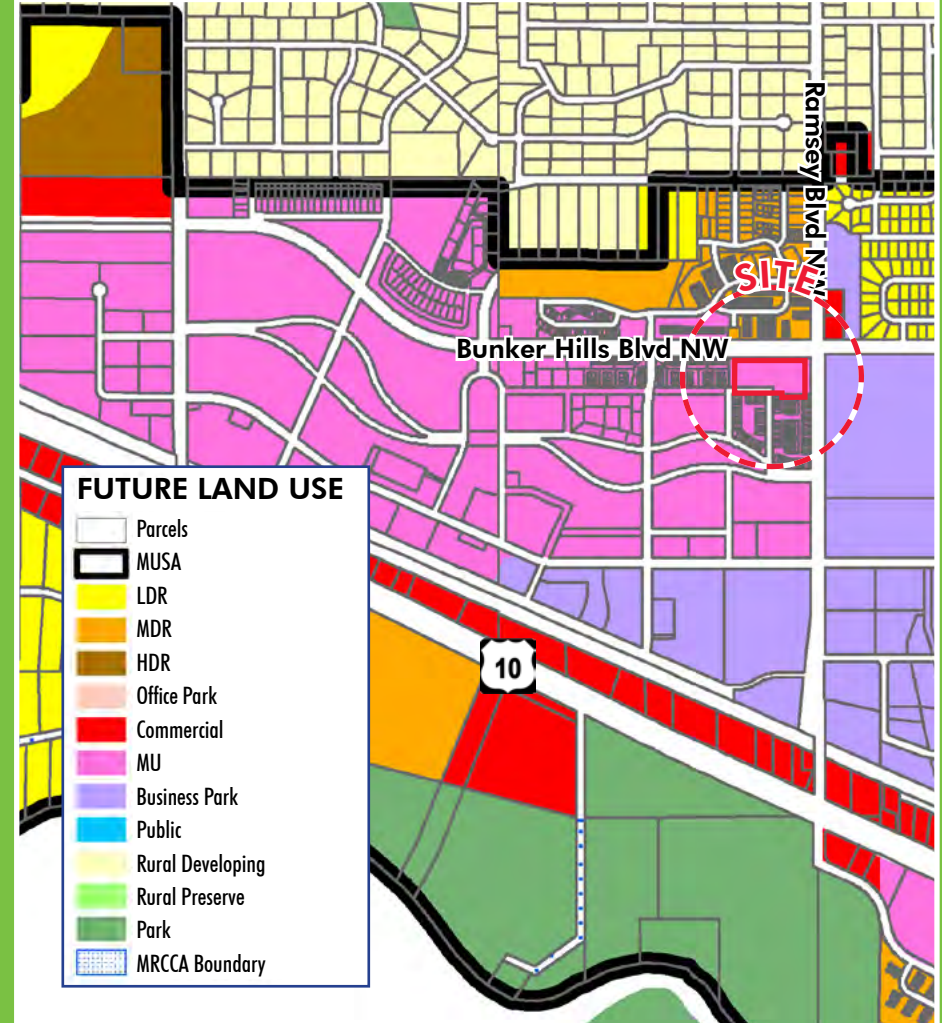
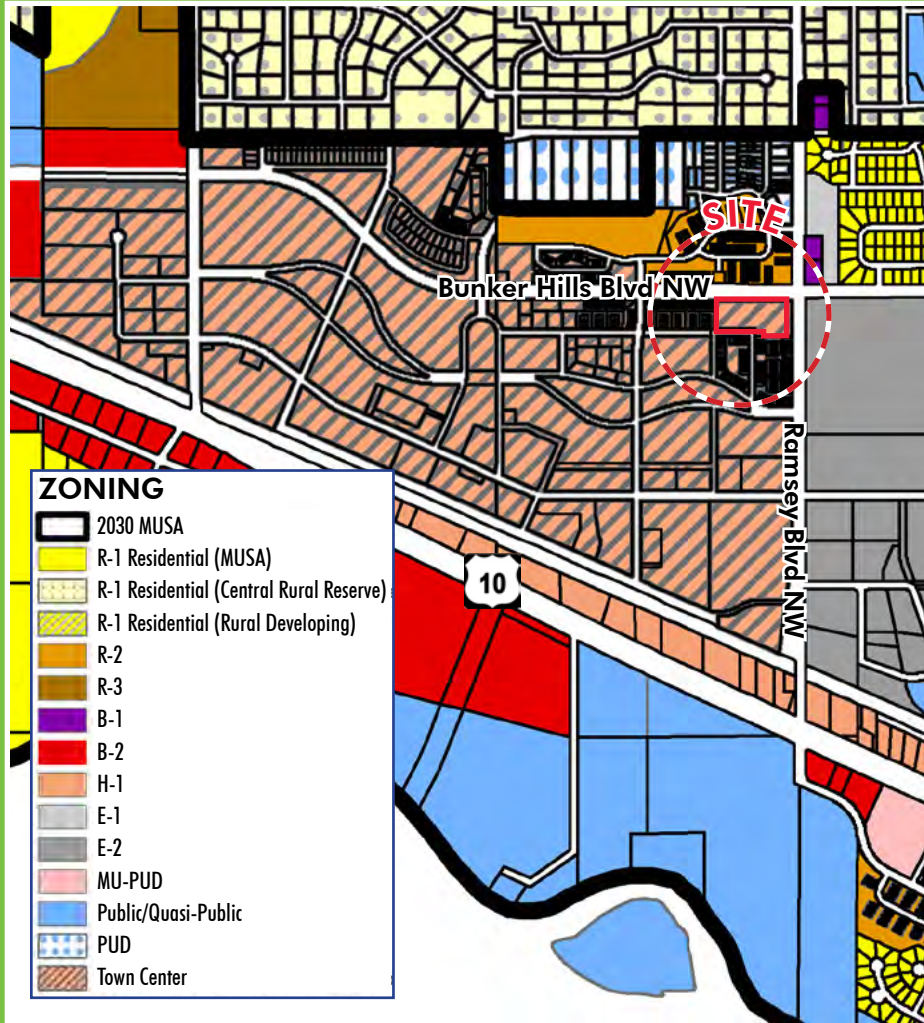
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CITY-OWNED LAND FOR SALE: ±4.3 ACRES RESIDENTIAL LAND

LOCATED WITHIN THE COR RETAIL CENTER - RAMSEY, MN 55303

\$350,000

Sec. 117-118. - The COR district.

- (a) Intent. The primary intent of the COR district is to create a focal point in the community that embodies the principles of transit-oriented and mixed-use development. The COR district envisions a distinctly different development pattern, with a more urban structure of streets and blocks, than the suburban and rural patterns that have shaped the community to date. The COR area is comprised of a number of distinct subdistricts intended to define the type and intensity of uses, location of amenities and overall character of development. The COR district incorporates the COR development plan and development framework by reference to provide necessary building and site design features that are essential to a pedestrian environment.
- (b) The COR subdistrict definition. The COR district consists of five subdistricts that define the type and intensity of land use.
- (1) COR-1 mixed-use core subdistrict. The mixed-use core is intended to provide a mix of residential, retail, service, professional, community service, recreational and similar uses on every block near, and within easy walking distance of the transit station.
 - (2) COR-2 (COR-2 and 2b) commercial subdistrict. The COR-2 commercial subdistrict is designated to provide a location for retail commercial that has building and/or site designs inconsistent with the COR-1 subdistrict, including larger scale retail and other auto-oriented commercial uses.
 - (3) COR-3 and COR-3a workplace subdistrict. The workplace area is intended to accommodate medical and technology-related office and research uses, as well as other office uses and ancillary retail and service uses designed to support serve employees and office visitors.
 - (4) COR-4 (COR-4a, COR-4b and COR-4c) neighborhood subdistrict. The neighborhood subdistrict is intended to include a full range of housing types, from small-lot single-family detached to high-density senior and general apartments, as well as a limited number of small-scale retail and office uses at appropriate locations (i.e., at corners).
 - (5) COR-5 park and open space subdistrict. The park and open space subdistrict is intended to preserve environmental features, provide amenities and create focal points and community gathering places within easy access of all areas of the COR.

Click link for complete Zoning Code:



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CBRE


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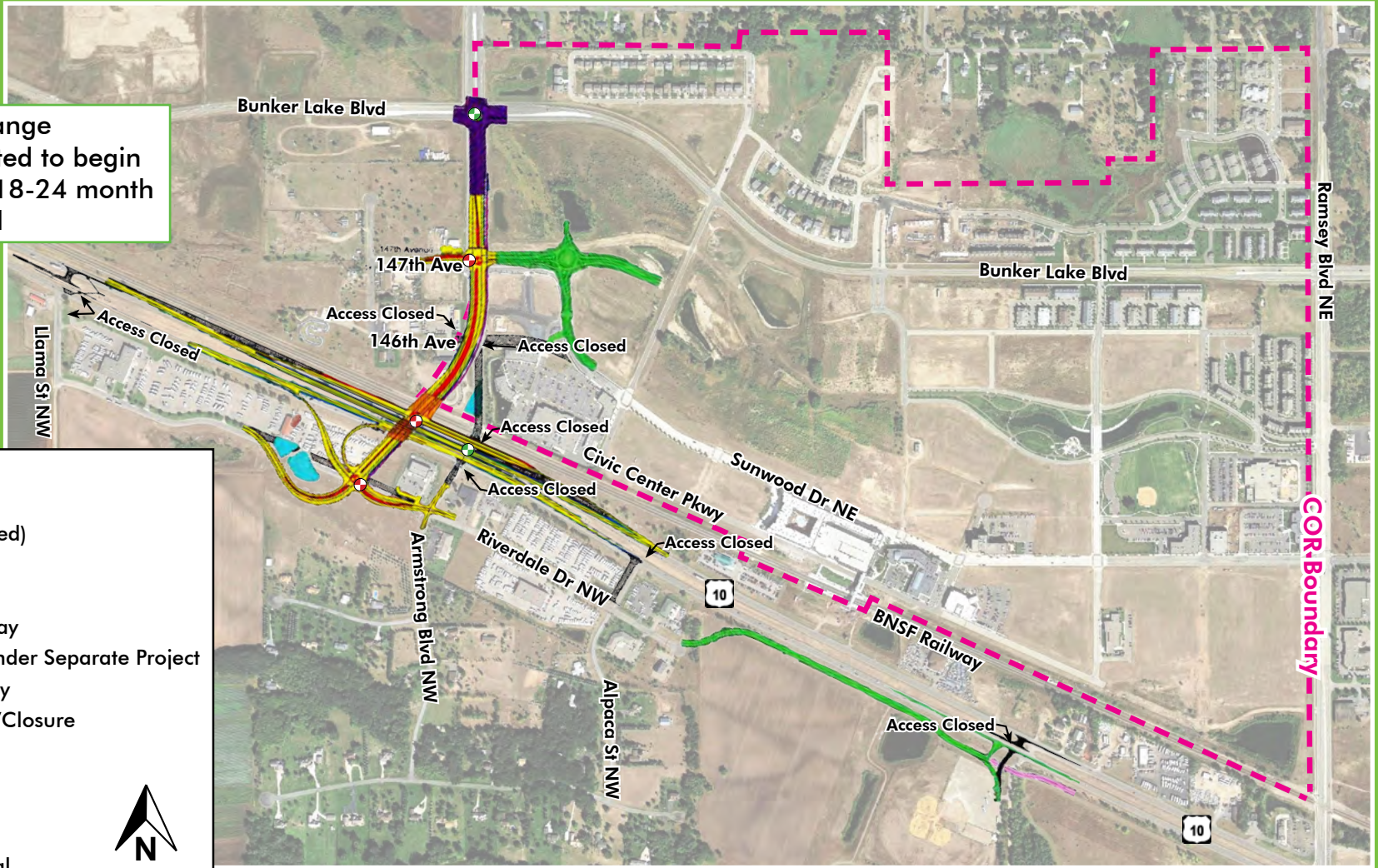
LOCATED WITHIN THE COR RETAIL CENTER - RAMSEY, MN 55303

\$350,000

Full access interchange construction expected to begin Fall 2014 with an 18-24 month construction period

	Roadway
	Bridge, Walls
	Shoulders (Paved)
	Median
	Sidewalk
	Inplace Roadway
	Constructed Under Separate Project
	Future Roadway
	Road Removal/Closure
	Proposed Pond
	Existing Pond
	Inplace Signal
	Proposed Signal





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Minneapolis, MN 55435



Economic Development Authority (EDA)

4. 2.

Meeting Date: 01/11/2018

Submitted For: Patrick Brama, Administrative Services

By: Patrick Brama, Administrative Services

Title:

RCP Presentation: Community Center

Purpose/Background:

Background

The City is working with the University of Minnesota for the 2017-2018 academic year through the Resilient Communities Project (RCP). This program presented an opportunity for the City to capitalize on access to a myriad of departments and courses through the U of MN to get assistance on projects that were on the radar but not moving forward due to a lack of staff resources/capacity.

One of the courses, Land Use Planning, was found to be a match for one of the projects proposed, "Community Center Plan". The student group completed their project and have gratefully agreed to present their work to the EDA for comments and feedback. See attached. This is an opportunity for students to gain experience with presenting to a public board. Staff would encourage the EDA to ask questions and provide feedback to the students.

Students:

Erik Thompson, Leoma Van Dort, Kathleen Russell

Sidebar, RCP Open House at City Hall:

There were roughly 20 projects completed through the RCP program. Some may be of interest to the EDA (recruiting retail, business incubators). All RCP project will be on display, open house style, at the Ramsey City Hall, on January 23, from 5-7pm. EDA members are welcome to attend and participate.

Notification:

NA

Observations/Alternatives:

NA

Funding Source:

NA

Recommendation:

NA

Action:

This is an opportunity for students to gain experience with presenting to a public board. Staff would encourage the EDA to ask questions and provide feedback to the students.

Project Posters

Form Review

Inbox

Kurt Ulrich

Patrick Brama (Originator)

Form Started By: Patrick Brama

Final Approval Date: 01/09/2018

Reviewed By

Kurt Ulrich

Patrick Brama

Date

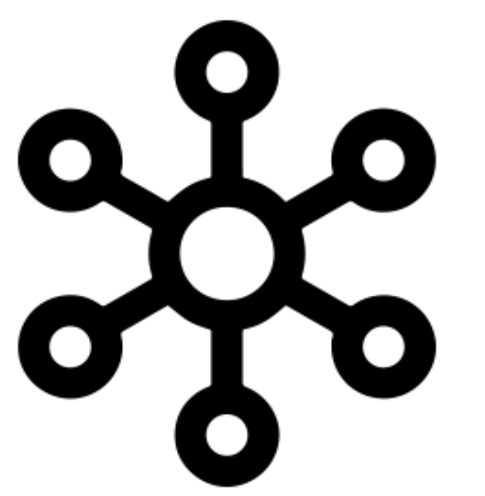
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Comm[UNITY] Centered

People, Places & Play in Ramsey



1. Introduction



What type of community center will best serve Ramsey's residents?

A DESIRE FOR A COMMUNITY CENTER



The desire for a **community center** in Ramsey is reflected in the City's 2016 Community Livability Report and several planning documents: the City's Strategic Action Plan, Capital Improvement Plan (CIP), and the COR Master Plan.

A SITE FOR A COMMUNITY CENTER



The City of Ramsey has **up to 12 acres of land available, potentially for free**, in its downtown area (the COR) that could be used for a stand-alone community center or the hub of satellite centers.

FUNDS FOR A COMMUNITY CENTER



According to The COR: Market Panel Discussion, Ramsey has identified a **\$4,000,000 contribution** to a community center with their 10-year Capital Improvement Plan.

THE CHALLENGE



While there is a strong resident interest in a community center and the idea has been generally discussed by the Ramsey City Council, there has been **no in-depth planning, budgeting, or community engagement** for developing a community center vision.

OUR GOAL



Our goal is to provide the City of Ramsey **with a set of recommendations** that will assist the City in developing **a long-term vision and strategy** for a community center model & associated programming.

OUR APPROACH



Our **recommendations for Ramsey** include an analysis of existing community resources, demographic information, and facilities and programs offered in other cities.

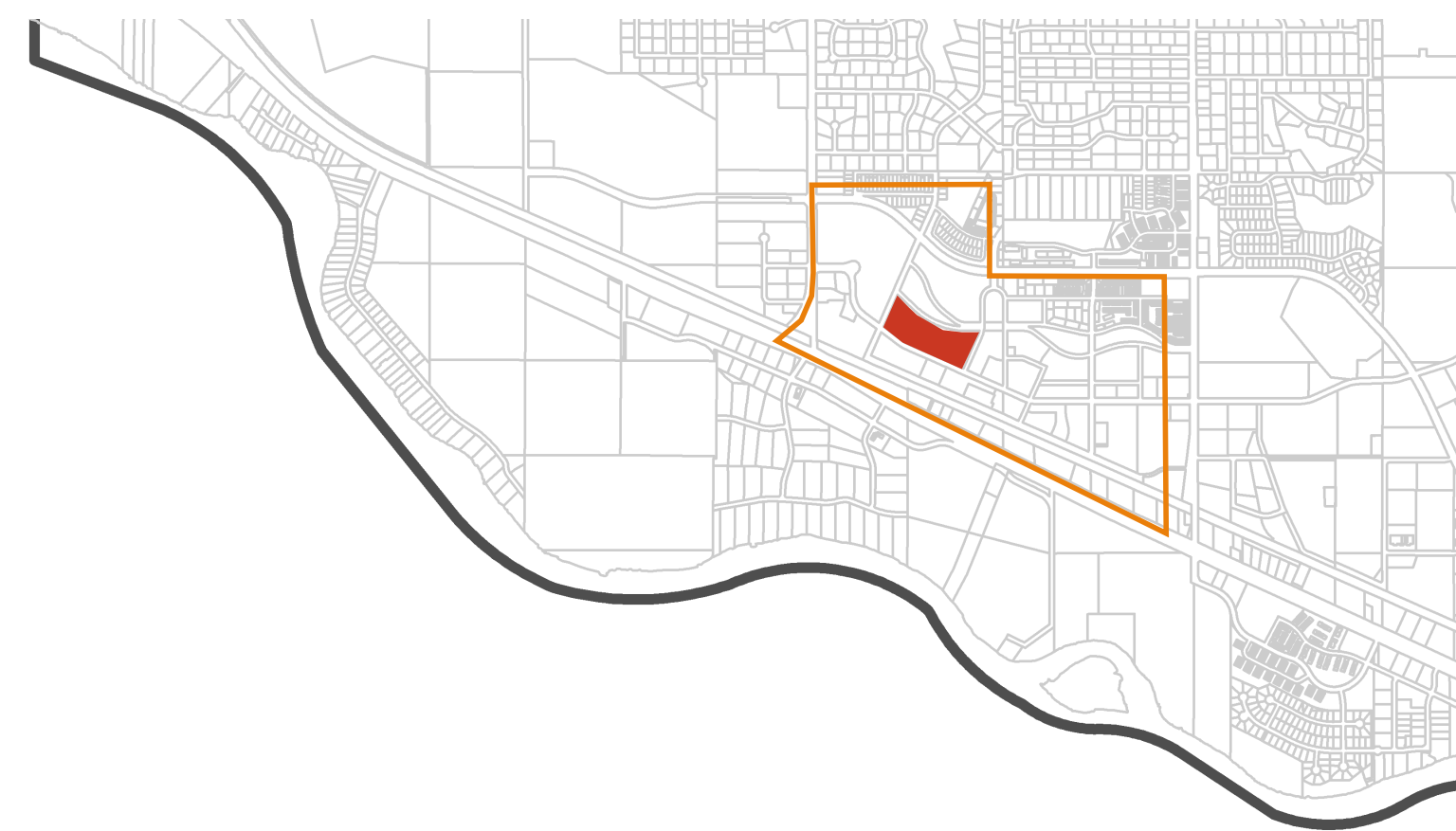
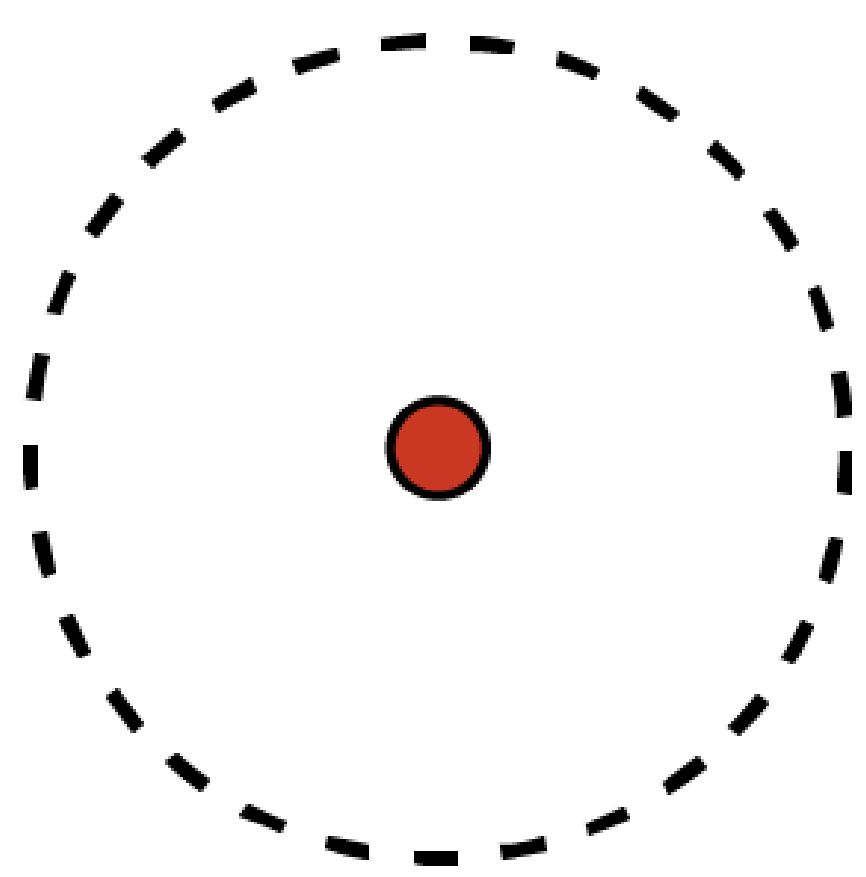
TOWARDS A COMMUNITY CENTER: GEOGRAPHIC MODELS & GOVERNANCE STRATEGIES

Ramsey is currently considering several **geographic models** and **governance strategies** to determine a suitable approach for providing a traditional community center or components of community center services dispersed across the City. Below is a summary of these models and strategies.

Geographic Models

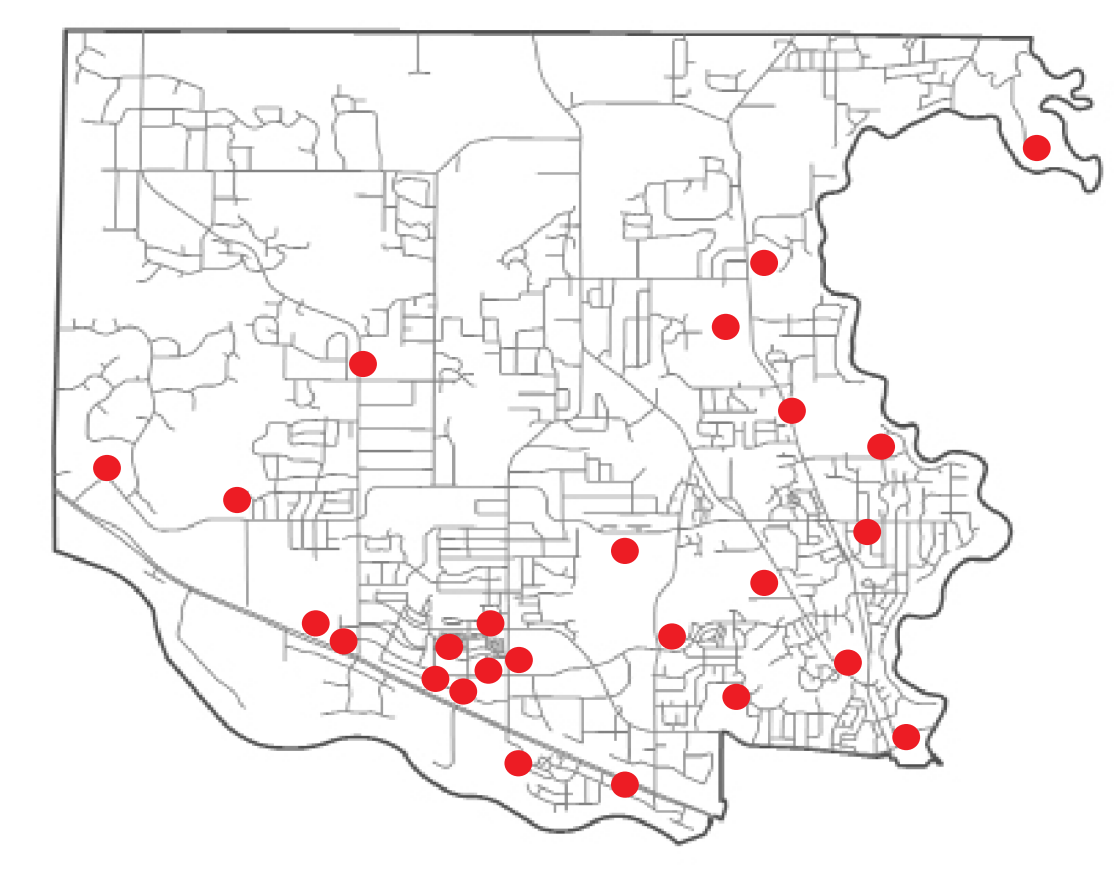
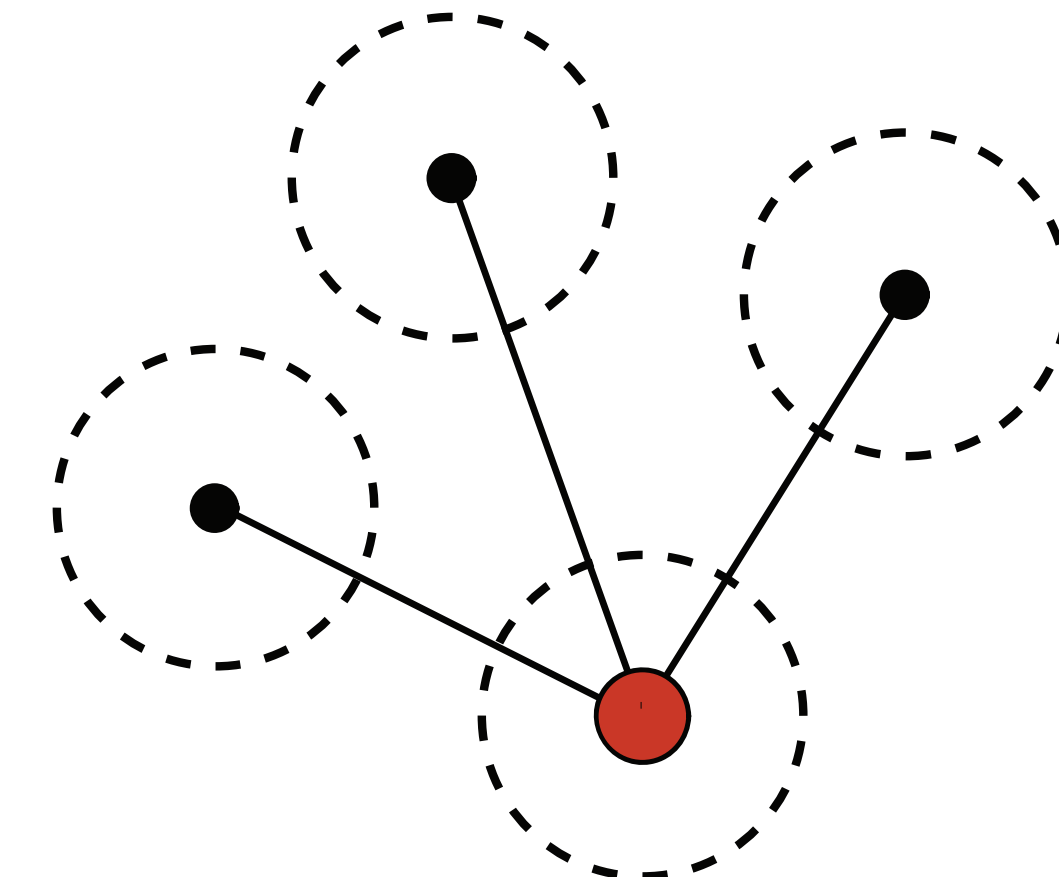
Geographic models provide the City of Ramsey the opportunity to consider more than one option for where they could locate their community center and how they could offer community center services to ensure that these services reach a large population.

Centralized Model



The centralized model is based on a **traditional stand-alone community center** where multiple uses and services are provided **under one roof**. As depicted in the map, the 12-acre land allocated in the mixed-use downtown area (The COR) could be a potential site for a centralized community center.

Satellite Model



The satellite model allows community center services to be **dispersed across the City with one location operating as the hub**. As indicated on the map, places where infrastructure and amenities already exist can operate as satellite centers across Ramsey.

Governance Strategies

Governance strategies provide the City of Ramsey the opportunity to consider more than one option for how they want to operate their community center. These strategies can offer cost-effective ways to provide amenities and programs that are affordable to all residents.



Municipal Model

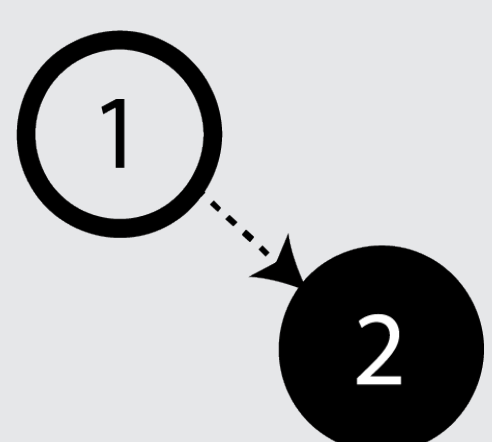
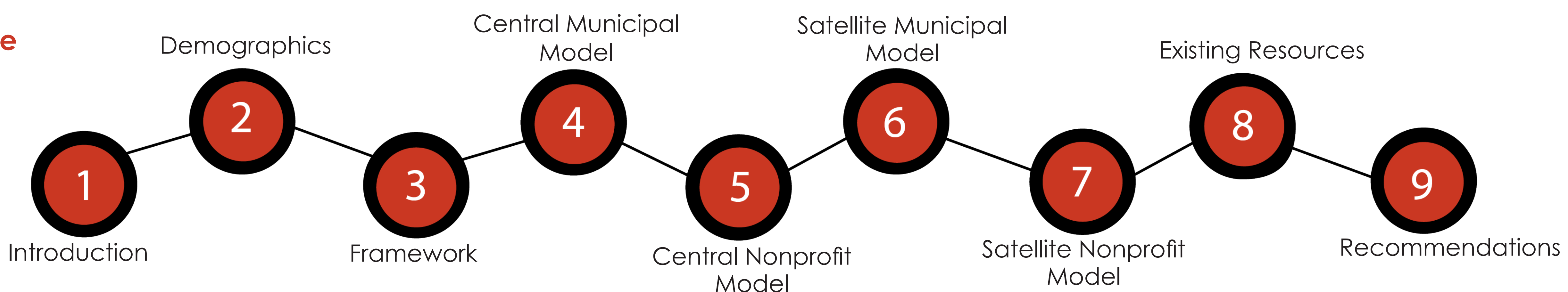
This is a community center **owned and run by a city**. These community centers typically offer programs and amenities free of charge or at a low cost to local residents.



Nonprofit Model

This is a community center **owned and/or run by a nonprofit organization**. Cities can partner with nonprofits to offer community center services that typically require membership.

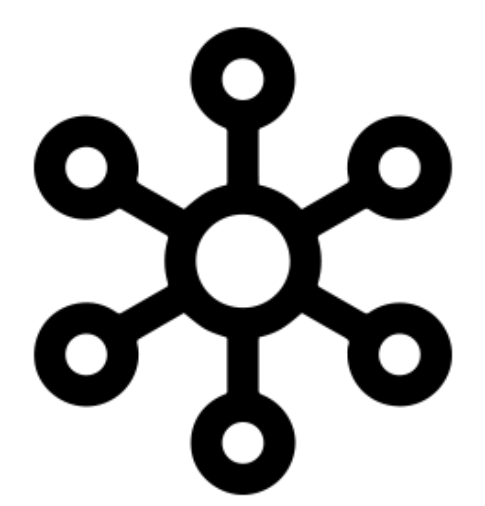
Project Outline



Thinking about a Community Center for Ramsey: Ultimately, the community center or centers that offer services should be **quality public spaces** that include opportunities for **physical activity, leisure, recreation, and learning**; and **improve the overall quality of life and wellbeing** of residents in Ramsey. In the subsequent posters, we will discuss **Ramsey's demographics, geographic models and governance strategies used by other cities**, and **existing community resources** to provide **recommendations for developing a community center model** that would serve the **needs and interests of all residents** in Ramsey.

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People, Places & Play in Ramsey



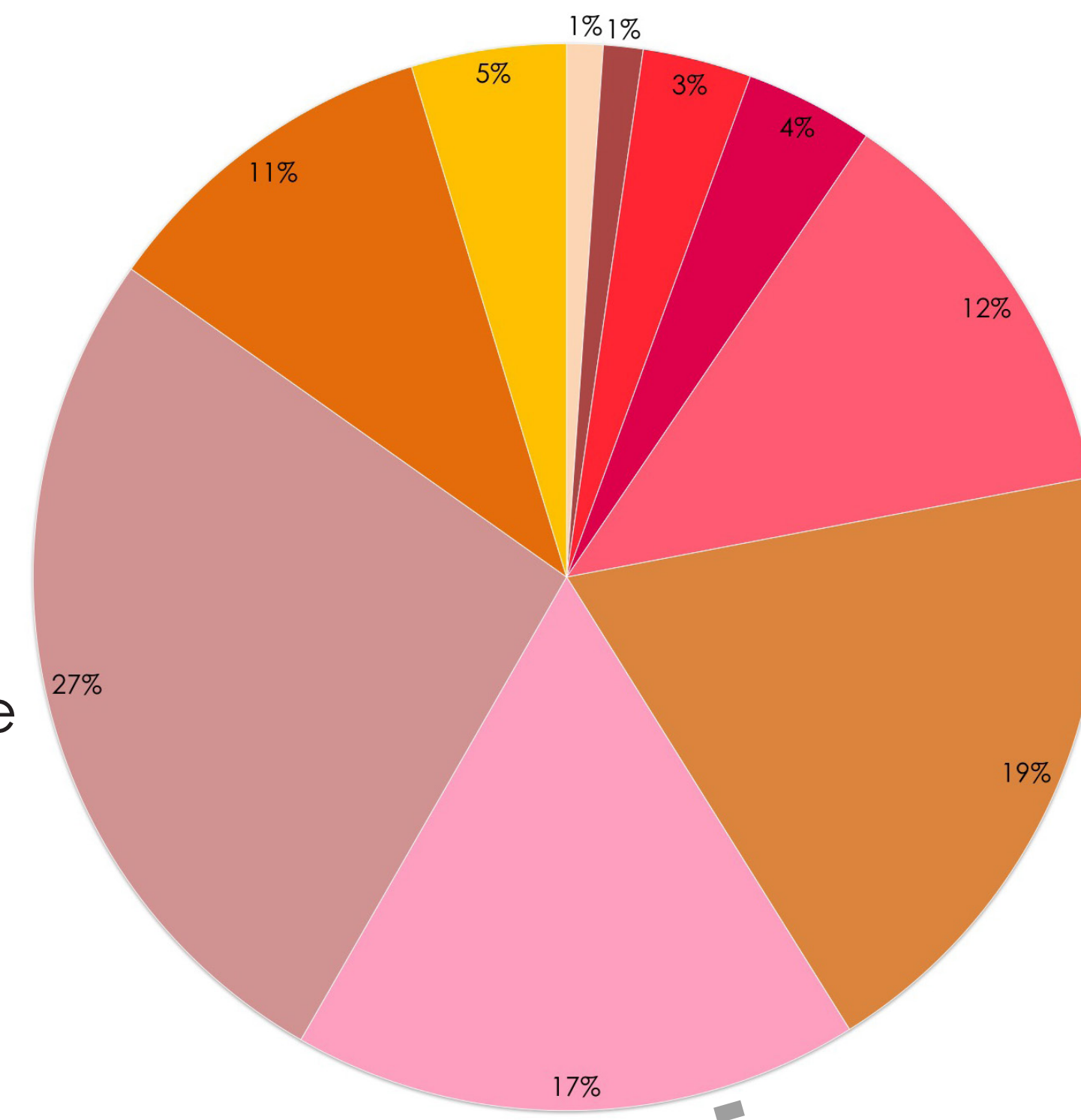
2. Demographics

RAMSEY'S DEMOGRAPHIC MAKEUP

To make recommendations for community center models and governance strategies, we must first **understand the demographic makeup** of the City of Ramsey found in census data. Below we illustrate Ramsey's **walkability index, population growth, and demographic composition**. Understanding these unique conditions will **help us frame our recommendations** for a community center in Ramsey.

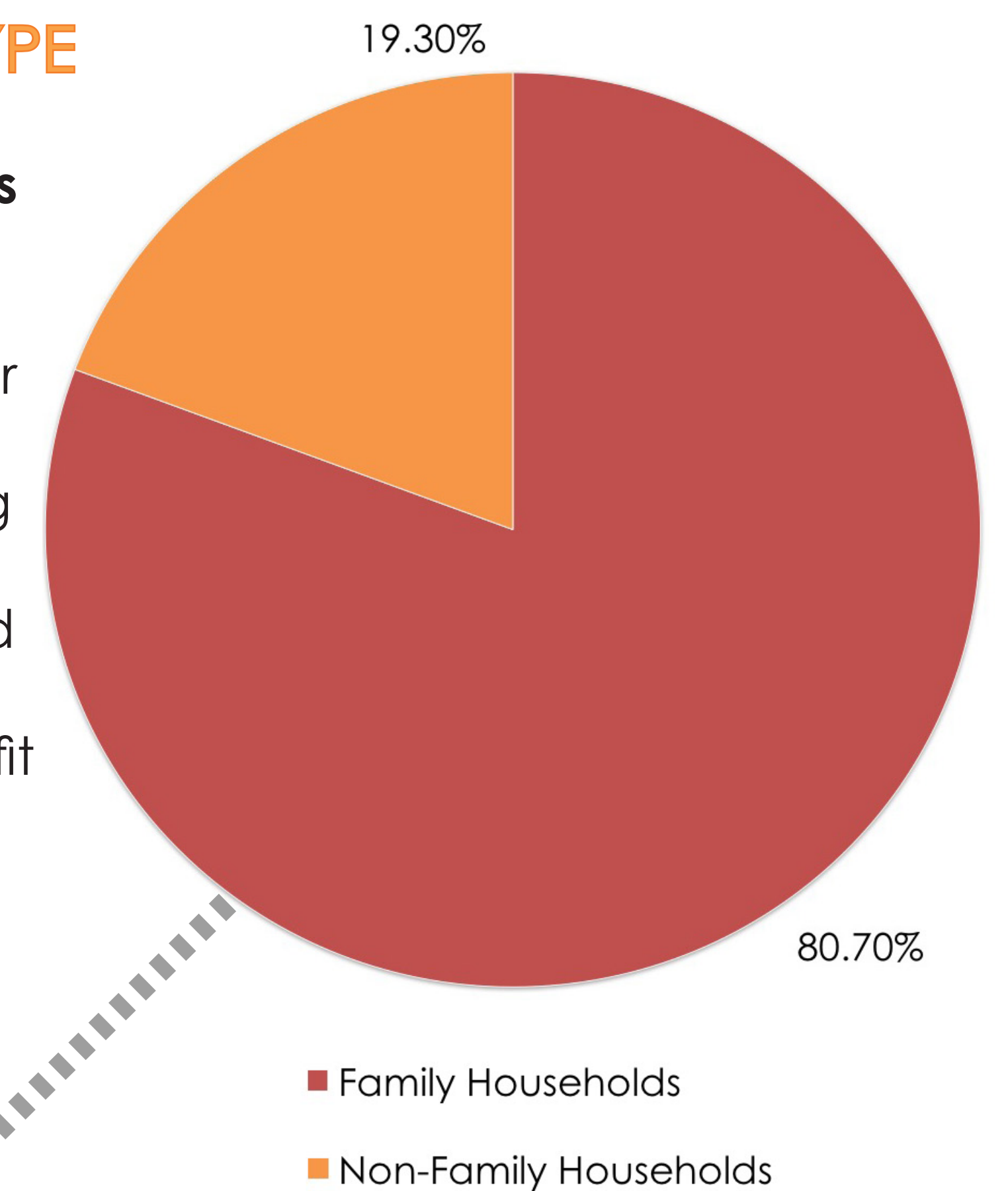
INCOME AND BENEFITS PER HOUSEHOLD

While the two greatest proportions of household income reflect the upper half of household incomes surveyed, **21% of households in Ramsey earn less than \$49,999 a year**. Therefore community centers should be affordable to accommodate all residents.



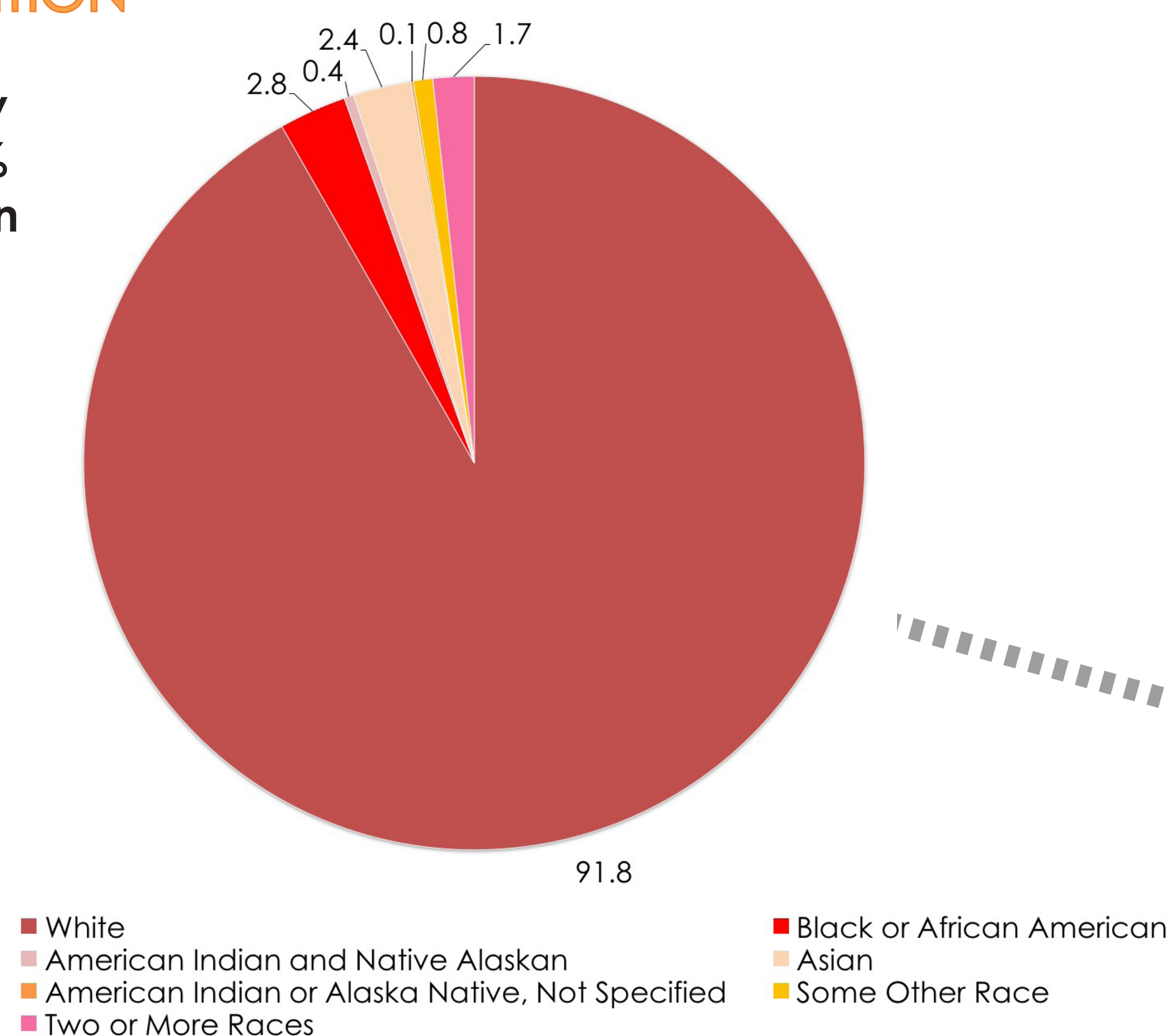
HOUSEHOLD TYPE

In Ramsey, **over 80% of households include families**. Therefore, a community center in Ramsey should consider including a range of programming and amenities that will attract and benefit families, including children, youth, and adults.



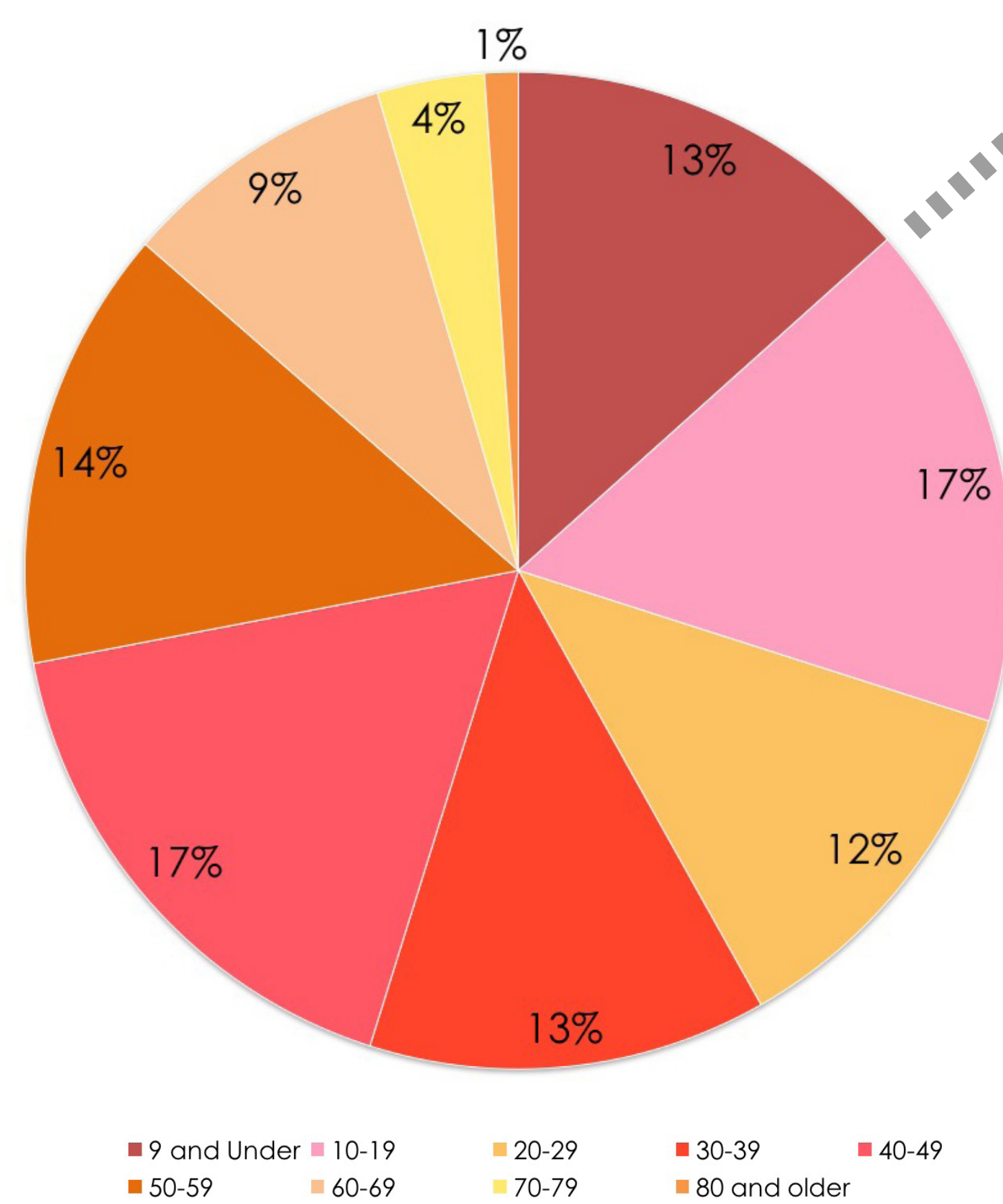
RACIAL COMPOSITION

In 2015, **92% of the population in Ramsey was White**, while **2.8% was African American and 2.4% was Asian**. Out of Ramsey's total population **2.4% was either Latino or Hispanic**. Given the racial composition of the residents in Ramsey, the City's community center should be a place that promotes inclusiveness and is welcoming to people from all races ethnicities, and cultures.



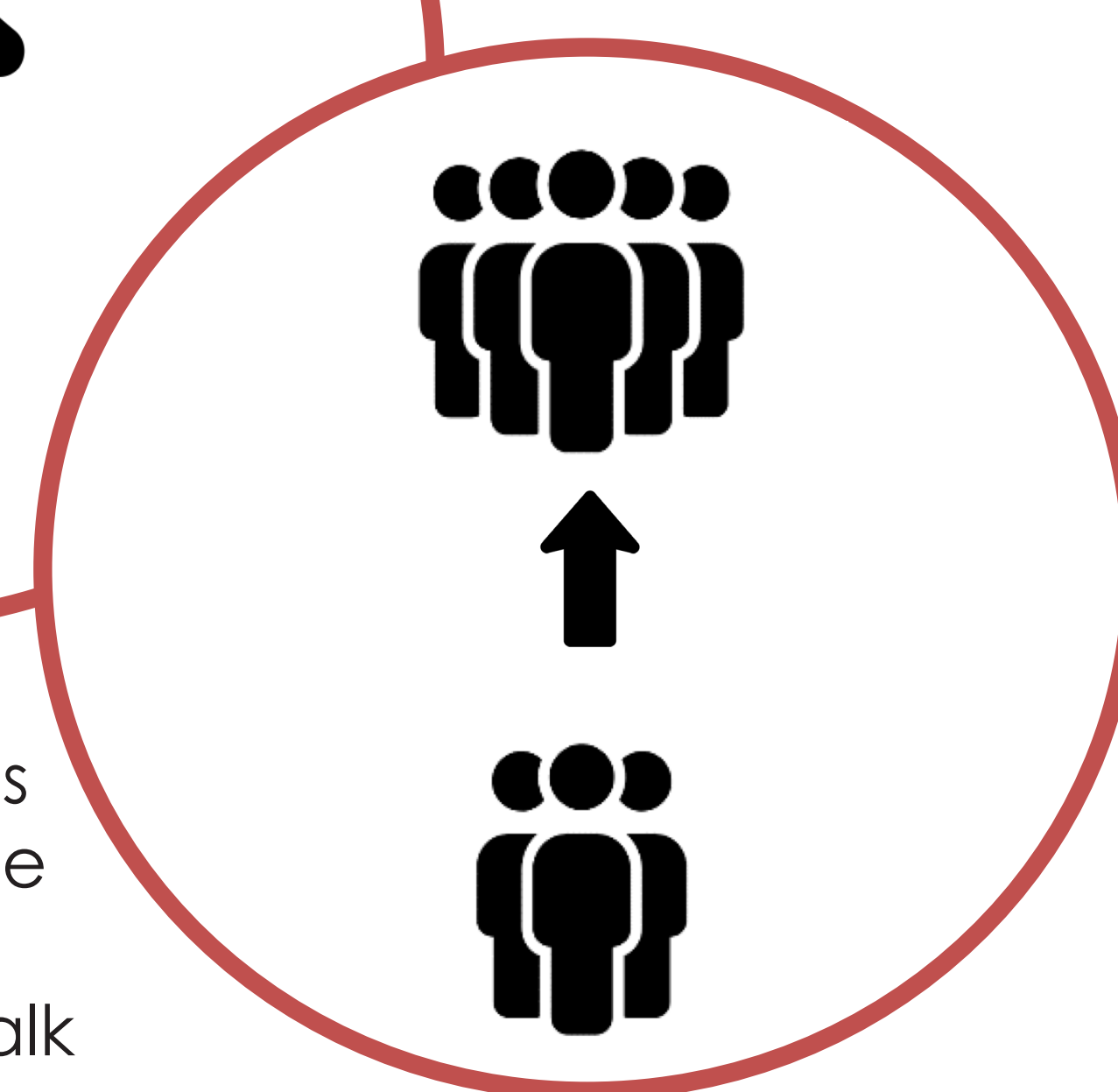
AGE BREAKDOWN

A little over 50% of Ramsey's population is 20-59 years old. This impacts the types of programs to be offered in the community center. Beyond services for this age group city staff should also anticipate the aging population to address senior services.



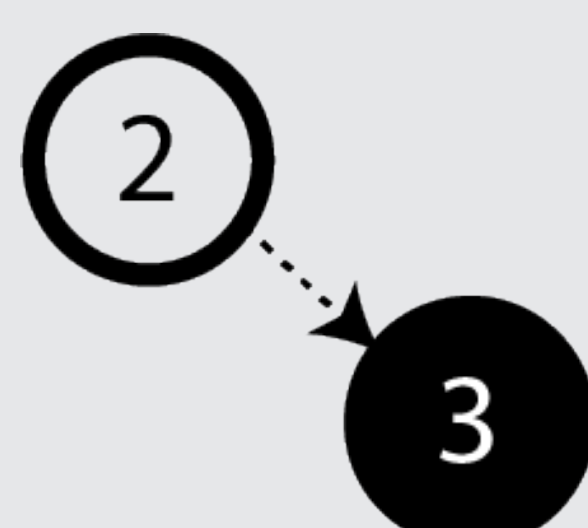
WALKABILITY

A Walk Score® measures the walkability of a place using a points-based system. A five-minute walk (.25 miles) to amenities are given maximum points on a scale of 0-100 while no points are given for an over 30-minute walk. **Ramsey has an average Walk Score® of 6 which means that almost all trips require a car**. This has implications for where a community center should be located in Ramsey.



POPULATION

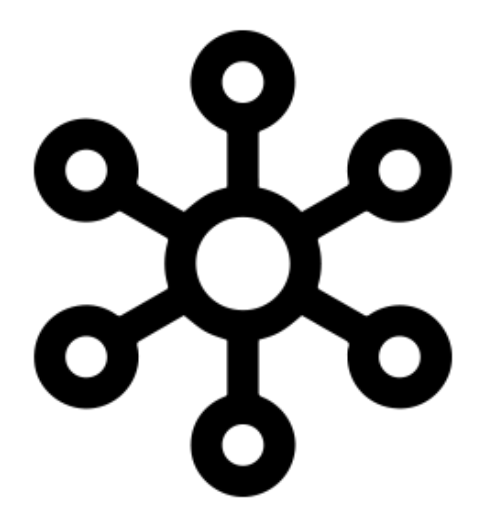
The population in Ramsey was estimated at **just over 26,000 people in 2016** and has been **growing steadily**. **Population percent change from 2010 to 2016 has increased by 10.7%**. This is high compared to the state's average growth which is 4.1% according to census data. This means that Ramsey is going to need more community center amenities as the population continues to increase.



Demographic Considerations for Implementation: Considering that almost all trips in Ramsey are taken by car, **parking will be an important factor** in the building of a community center. Offering **family memberships** will also be pertinent because about 80% of the household composition in Ramsey are families. Income may come into play when determining membership prices for the community center. In the next poster, **we will discuss the social, economic, and environmental benefits** of community centers and how **each geographic model could present both advantages and challenges**.

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3. Framework

A COMMUNITY CENTER FRAMEWORK

Community centers provide **safe, affordable, and quality places** for residents to enjoy opportunities for **physical activity, recreation, education, arts and culture, and leisure**. Such places serve as year-round gathering places that facilitate **multigenerational and intercultural interaction** and offer attractions for community members with different interests.

Creating Resiliency through Community Centers

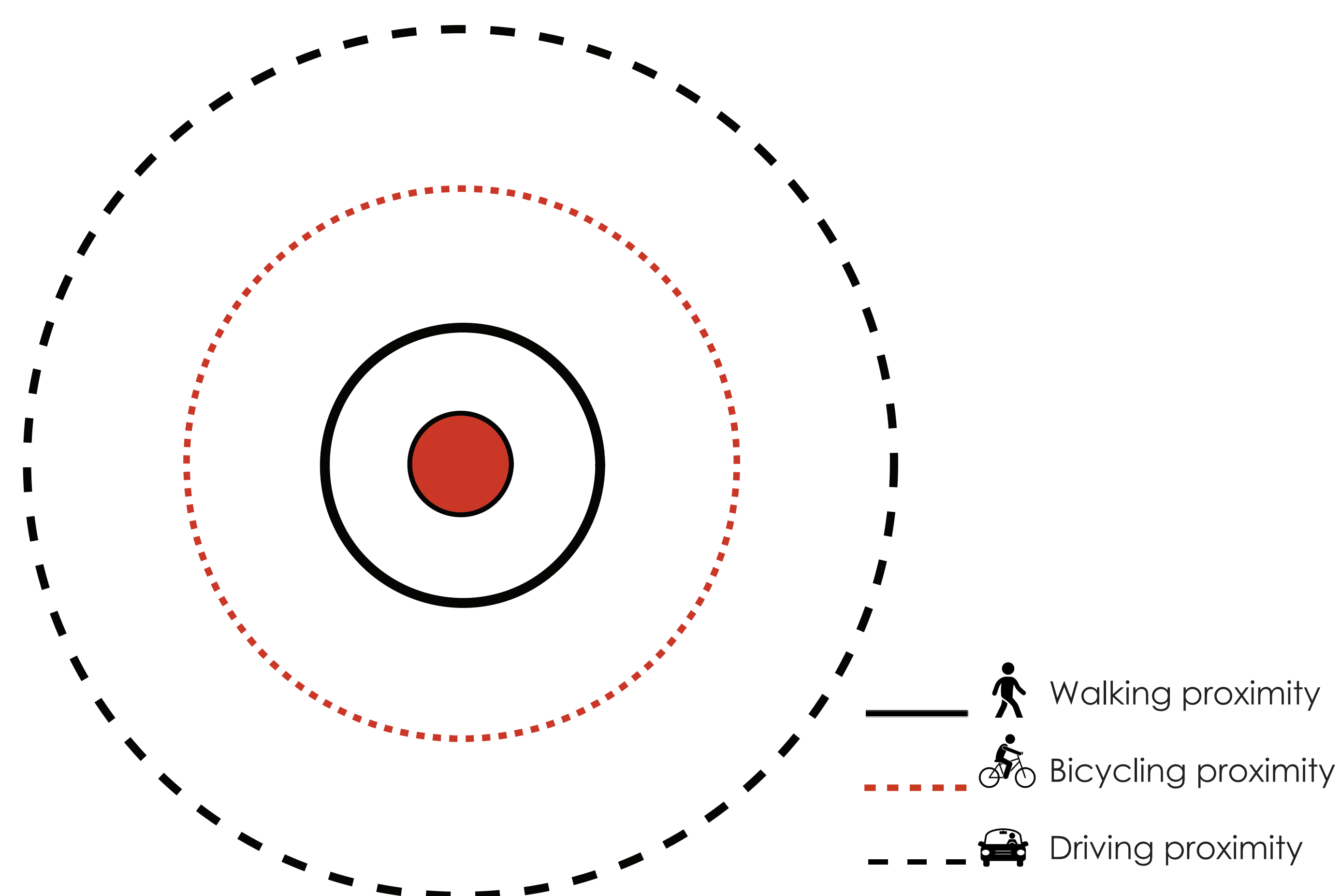
An integration of **social, economic, and environmental benefits** is key to creating a resilient community center model that is also viable and equitable. Below are some of the social, economic, and environmental benefits of having community centers.

 <h4>Social Benefits</h4> <ul style="list-style-type: none">✓ Create community awareness through social interaction.✓ Increase opportunities for physical activity and healthy living.✓ Provide opportunities for learning and education.✓ Enable integration of residents of all ages, cultures, and incomes.	 <h4>Economic Benefits</h4> <ul style="list-style-type: none">✓ Create a stimulus for local businesses to offer services.✓ Offer affordable access to community amenities and programs.✓ Provide opportunities for employment.✓ Potentially increase value of neighboring properties.	 <h4>Environmental Benefits</h4> <ul style="list-style-type: none">✓ Increase access to outdoor spaces.✓ Support cleaner, greener, and safer public places.✓ Create opportunities for programs that increase environmental awareness.✓ Can support environmental and habitat protection e.g. rain gardens.
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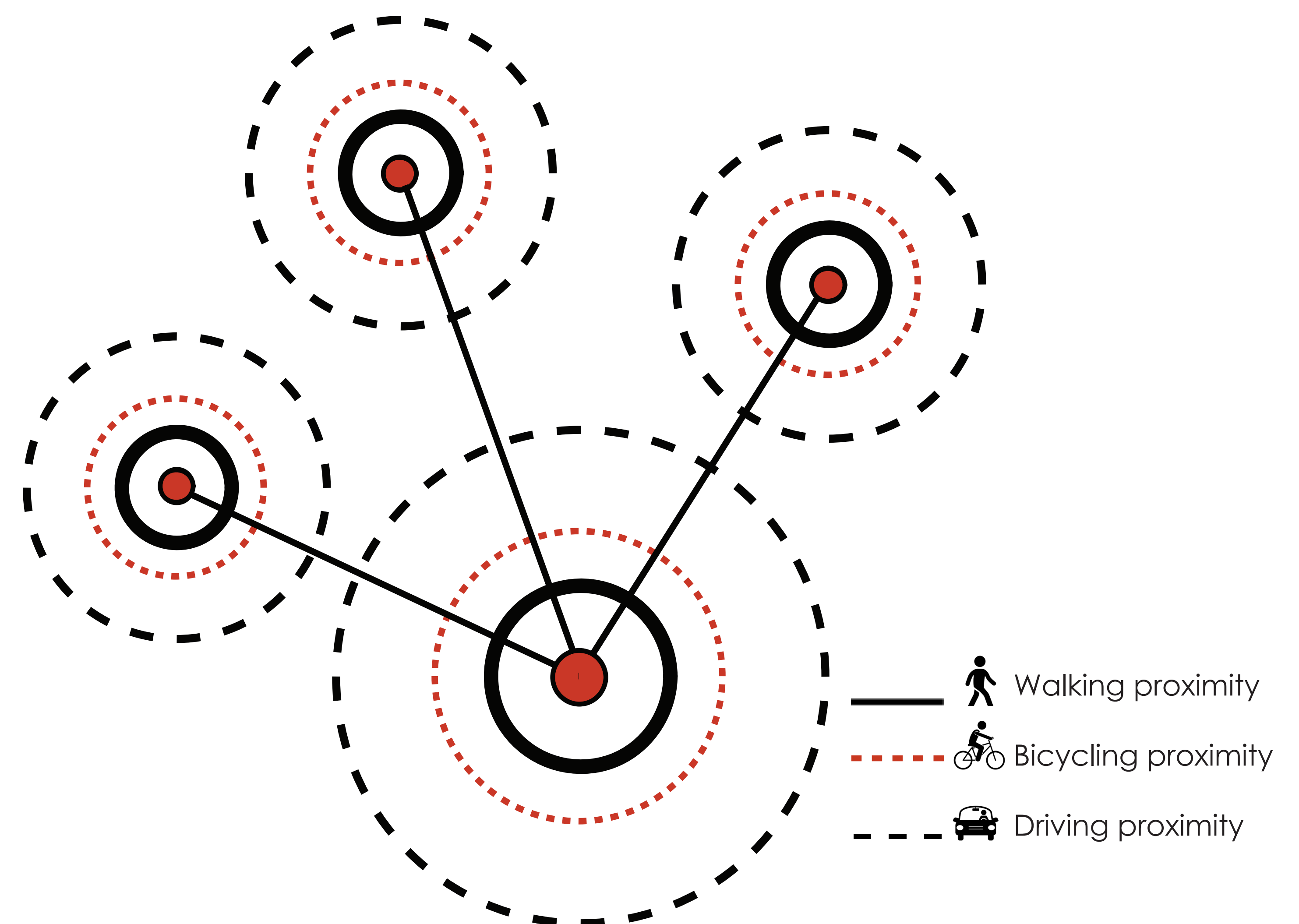
Assessing Geographic Models

When considering a location for a centralized community center or satellite centers, it is important to consider **residents' accessibility** to each location. Ideally, community centers should be located in **pedestrian and bicycle friendly neighborhoods instead of locations that require residents to drive**. Given that Ramsey is a **car-dependent city** and that there is **no public transportation within the City**, City staff must be strategic about where they locate their community center. **The COR could offer a unique opportunity** for locating a centralized community center or the hub of satellite centers. The following illustrations and discussion of potential advantages and disadvantages of each of these models provide **a framework for assessing which model** would work best for Ramsey.



Centralized Model



Satellite Model



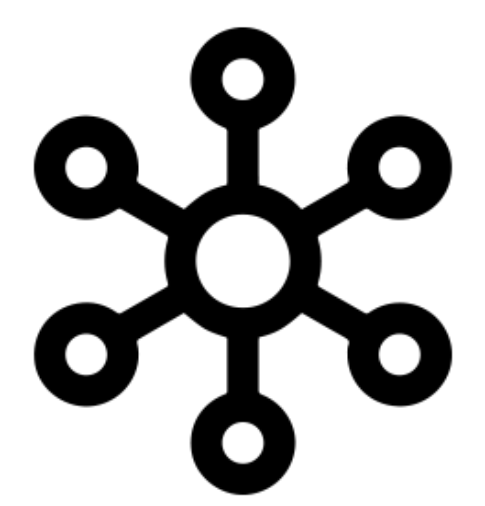
 <ul style="list-style-type: none">+ Serves as a one-stop shop for accessing multiple community amenities and programs.- Finding an easily accessible central location for the stand-alone community center may be difficult.
 <ul style="list-style-type: none">+ Maintenance and operational costs are limited to one building.- Limited employment opportunities and limited options for local businesses to become involved.
 <ul style="list-style-type: none">+ Able to offer environmental awareness programs and hands-on learning opportunities.- There may be limited opportunity for expanding access to green spaces such as parks.

 <ul style="list-style-type: none">+ Increased access to community center amenities dispersed across multiple locations.- Residents might not find all the amenities they need under one roof.
 <ul style="list-style-type: none">+ More opportunities for employment and affordable access to a variety of amenities and programs.- Maintenance and operational costs may increase due to multiple locations.
 <ul style="list-style-type: none">+ Using existing buildings may reduce the amount of total resources needed.- May require more land contributing to sprawl and inefficient land uses.

3 → **4**
Considering Costs and Benefits: The City of Ramsey should consider the **social, economic, and environmental benefits and costs** of both the centralized and satellite community center model when determining which geographic model to use. The **municipal and nonprofit governance strategies** discussed in the subsequent posters will provide examples of **how other cities are using these strategies to mitigate the disadvantages and increase the advantages** associated with each of the geographic models.

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People, Places & Play in Ramsey

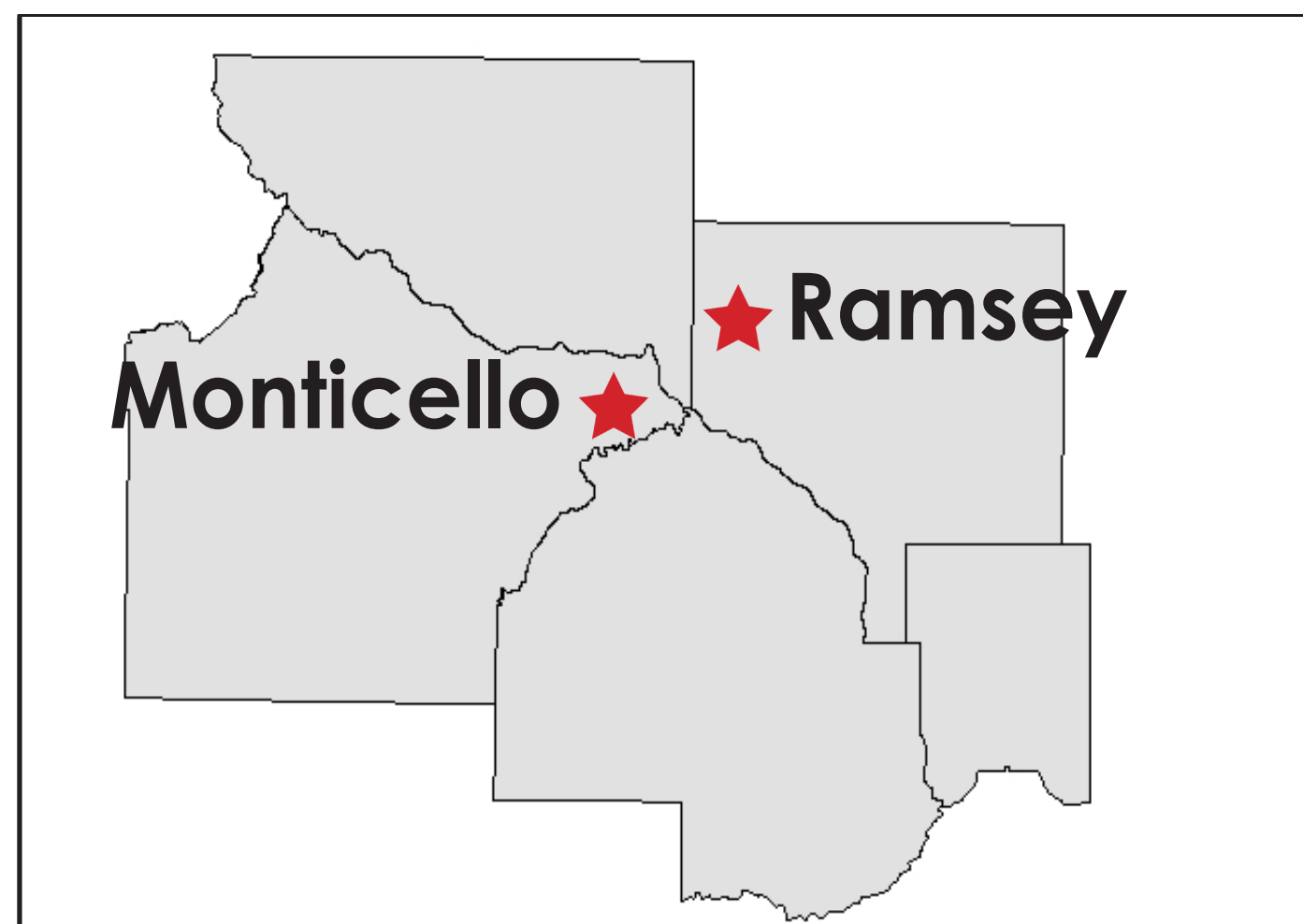


4. Centralized Municipal

CENTRALIZED MUNICIPAL MODEL

Centralized municipal community centers are a popular model in Minnesota and across the United States. **Municipalities benefit from complete control over amenities as well as the programming offered.** A single, centralized location offers a wide variety of programming in a central space. However, the disadvantages of this model include high cost and limited accessibility. Municipalities often find it challenging to fund the operation and the construction of a standalone community center entirely through the city budget.

Monticello, MN



Unique Community Center Attributes

- **Amenities:** free walking track, fitness center, pool, senior center, climbing wall, rental facility, community garden
- **Construction Cost:** \$12 million
- **Operating Cost:** \$2.4 million
- **Programming:** movies in the park, local farmers' market, Bertram Blast Triathlon, adult sports leagues



The construction of the community center building cost Monticello \$12.5 million in total but the **National Guard contributed \$2.5 million and the city received an additional \$500,000 in Cleanup Grants funds.**

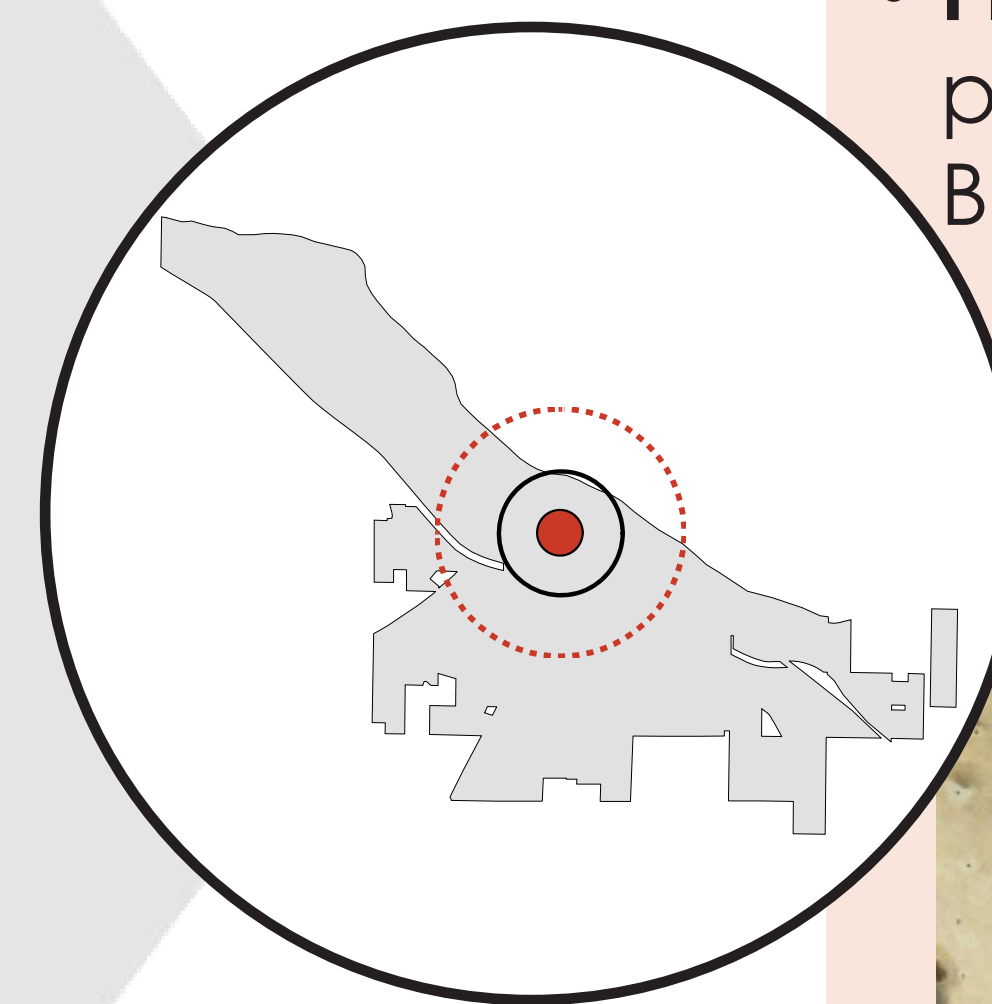


Monticello's community needs assessment led them to building unique features in their community center. A climbing wall and a senior center are evidence that the **different populations in their community were being heard when deciding which amenities to construct.**

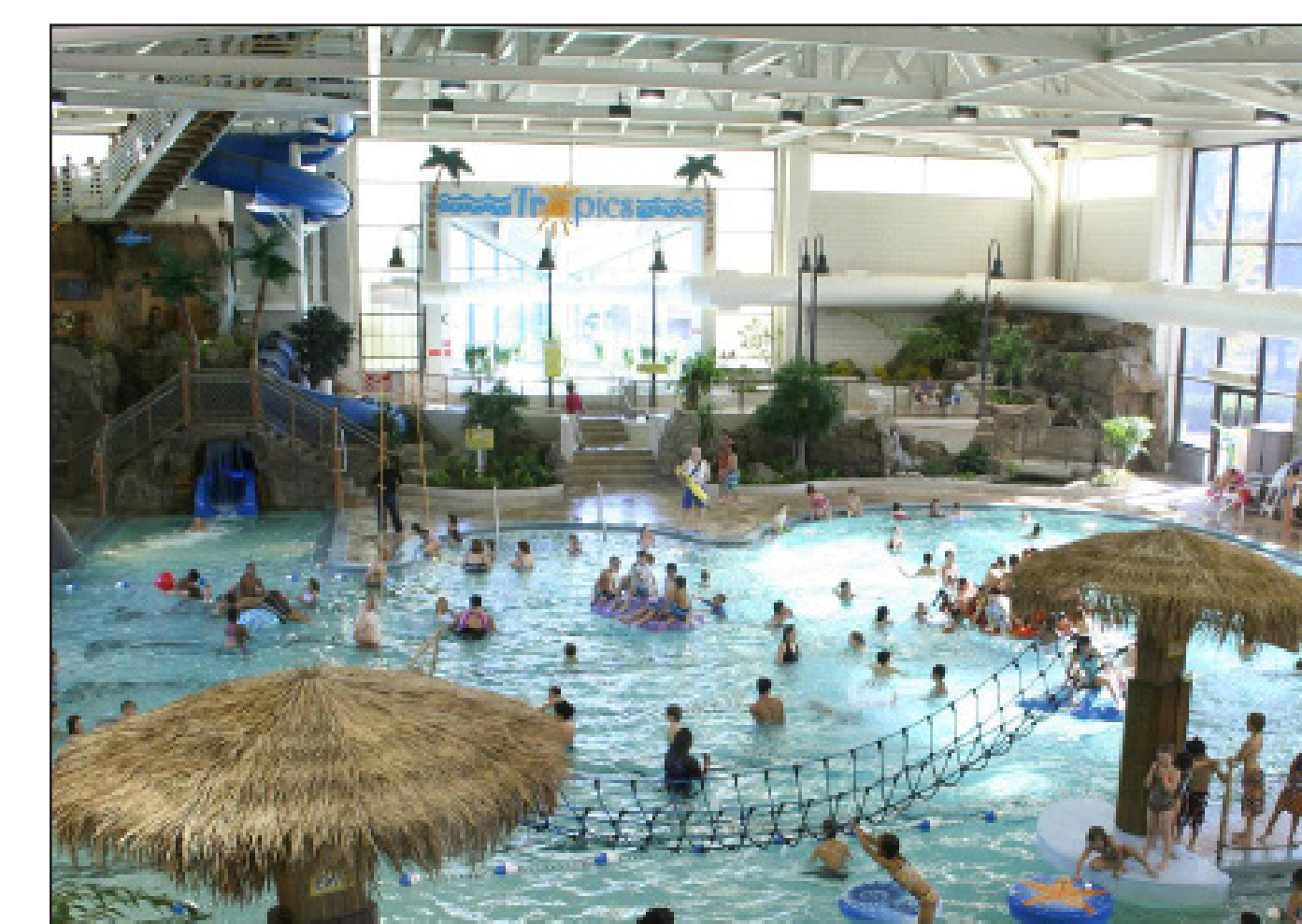


The **Cleanup Grants funds** that Monticello received for their construction practices as well as their community garden follow the ideals of an environmentally-friendly facility.

For more information see: <http://bit.ly/2BEy2Bi>



Shoreview, MN



Unique Community Center Attributes

- **Construction Cost:** \$27.5 million invested incrementally (\$9 mil., \$5.5 mil, \$13 mil.)
- **Amenities:** indoor water park, fitness center, indoor play area, outdoor pavillion, gymnasium
- **Operating Costs:** \$2.5 million
Revenue: \$2.5 million

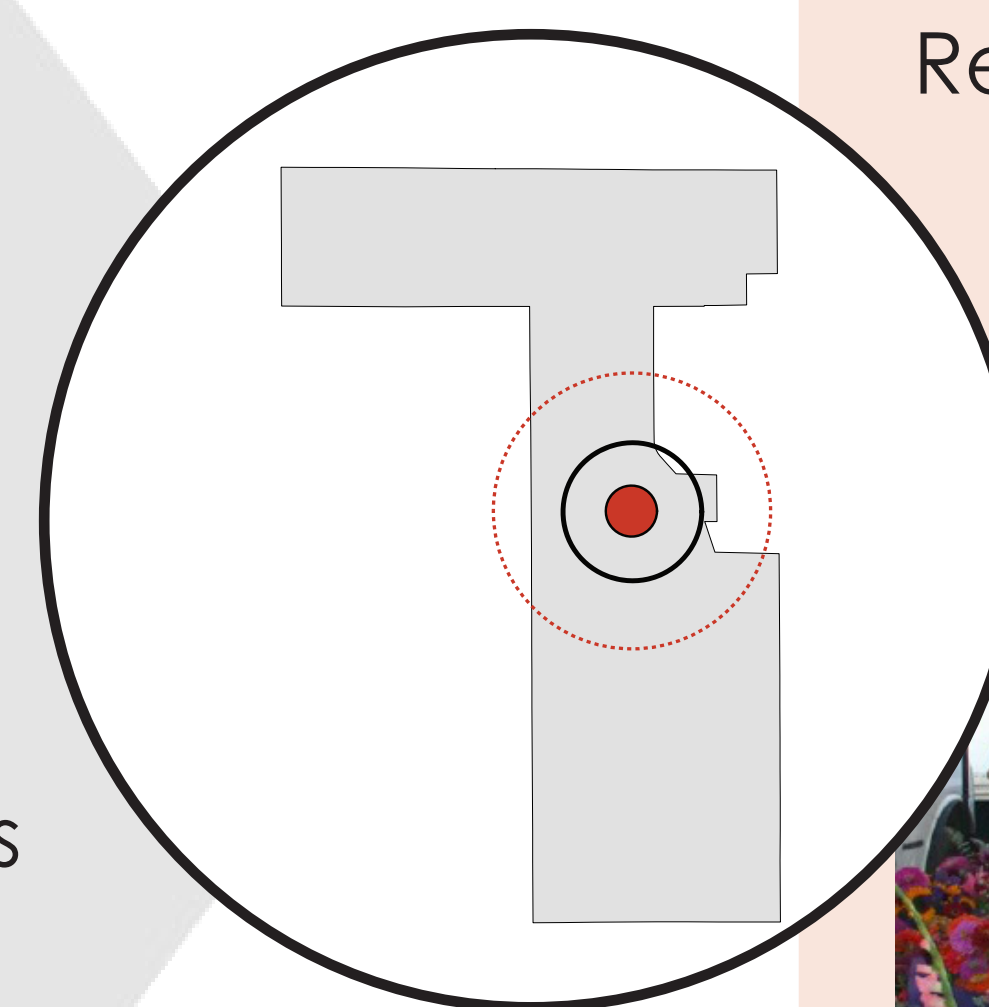


Shoreview built its community center using an incremental approach. The City built a 90, 000 square-foot community center in 1990 for \$9 million. As the community needs became more apparent they added two large expansions. In 2003, there was a \$5.5 million expansion that increased the size of the building to 110, 000 square feet. Currently, Shoreview is working on a \$15 million expansion that will increase the total size of the community center to be between 130 and 140 thousand square feet.



Shoreview advocates healthy lifestyles beyond promoting sports clubs and fitness classes. By hosting farmers' markets, the Active Life Fair and active seniors groups Shoreview is making health about more than just fitness.

For more information see: <http://bit.ly/2jOoyj8>



Owner/Operator: Shoreview

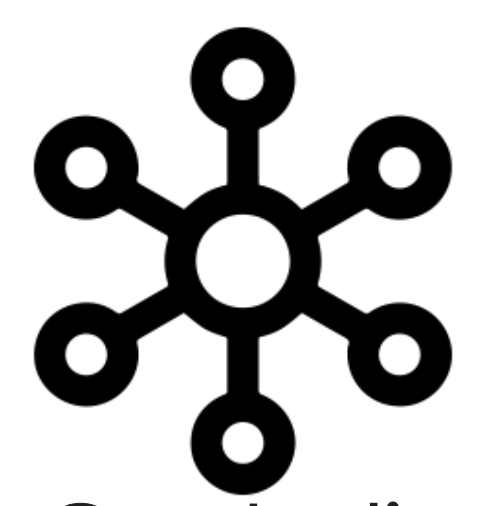
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Unique Funding Opportunities and Incremental Growth: Monticello and Shoreview offer examples of large community centers that have been constructed and operated by their respective municipalities. If Ramsey were to pursue this model they should investigate funding options such as grants and partners as the financial burden may rest solely with the city. **Ramsey has identified a large physical space for a community center and if Ramsey chooses to build a small community center, there would be ample room for growth as needs are identified.** In our next poster we investigate the centralized nonprofit model.

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5. Centralized Nonprofit

CENTRALIZED NONPROFIT MODEL

Nonprofit partnerships are a commonly used strategy for managing the various costs related to operating a community center. **Cities typically form unique relationships with nonprofits, including YMCAs through use agreements and other formal cost-sharing agreements.** The operational cost of community centers is a large burden for a city to be wholly responsible for, therefore, nonprofits geared towards providing youth and other specialized programming offer attractive partnership/sponsorship opportunities for cities.

Elk River, MN



Unique Community Center Attributes

- **Amenities:** waterslide, whirlpool, basketball court, lap pool, sauna, kitchen, weight room
- **Construction Cost:** \$19 million
- **Yearly Operating Cost:** \$4 million yearly revenues: > \$4 million
- **Use Agreement:** The city is allotted 20 hours a week during off peak gym hours to offer their own programming.



Elk River funded the construction of their community center, which cost roughly \$19 million. **The City worked with BWBR Architects, Inc. to obtain Legacy Landfill grant rebates, saving the City more than \$1 million through recycling rebates.**



In exchange for leasing their building for free, the YMCA pays for operating costs while allowing Elk River 20 hours of gym time per week to offer their own programming. The combined programming from the YMCA and the City affords residents access to a wide variety of programming in a single central location.

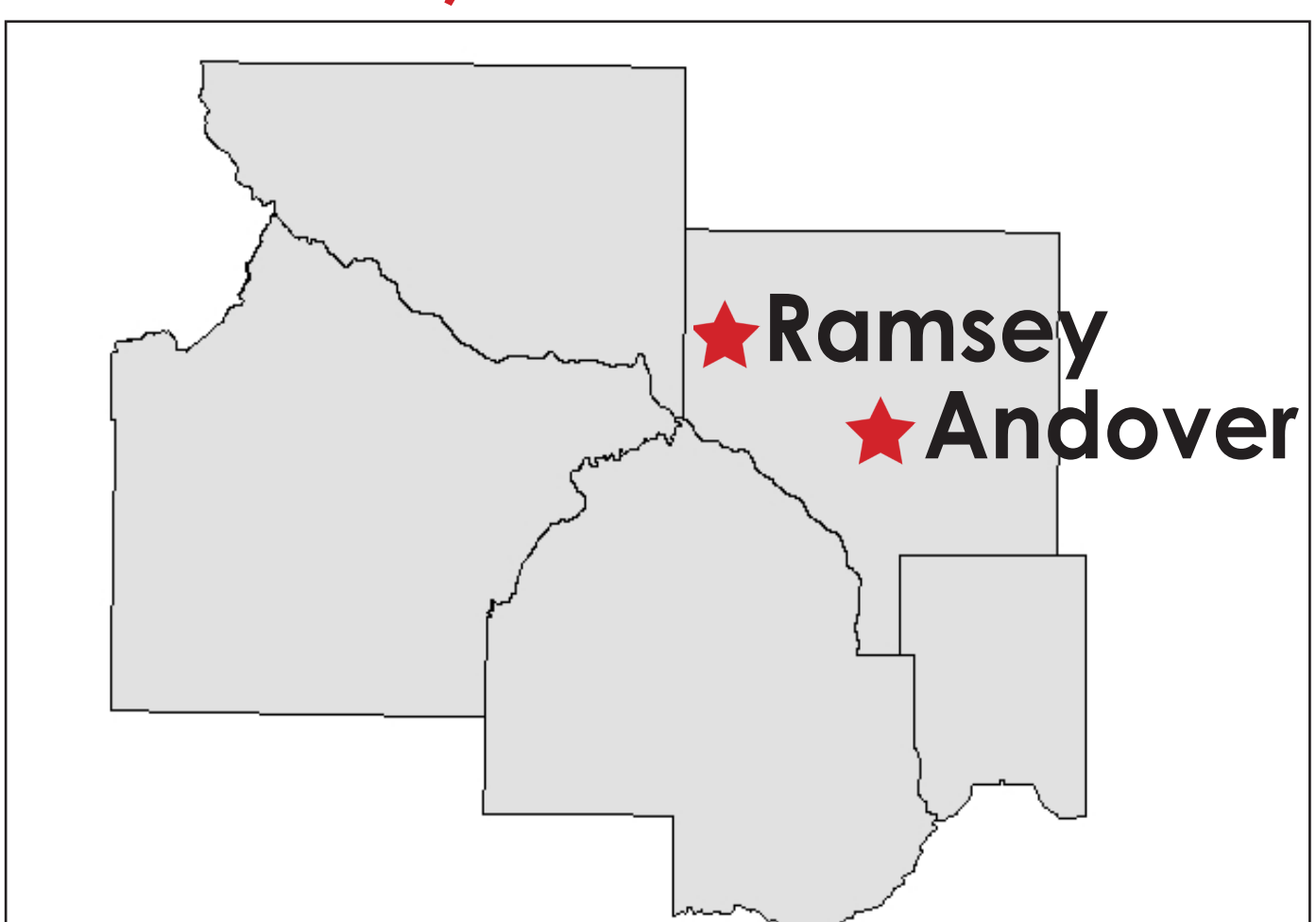


The unique grants and rebates that Elk River secured are substantial and contribute towards constructing a community center that is built around environmental awareness.

For more information see: <http://bit.ly/2BFnOR4>

Note: The information provided on this poster is based on interviews with City staff and YMCA staff, and information made available on their respective websites including the BWBR Architects, Inc. website.

Andover, MN



Unique Community Center Attributes

- **Construction Cost:** \$18.2 million
- **Operating Budget:** \$1 million
- **Amenities:** ice arena, meeting rooms, field house, YMCA offers: lap pool, kids gym, family locker rooms, sauna
- **Programming:** senior and Pre-K programming, volleyball, youth sports, YMCA offers: health classes, and free child care for members



Andover has a unique partnership with YMCA Twin Cities. **The City operates facilities such as the ice arena and field house while the YMCA operates the pool and the kids' gym.**



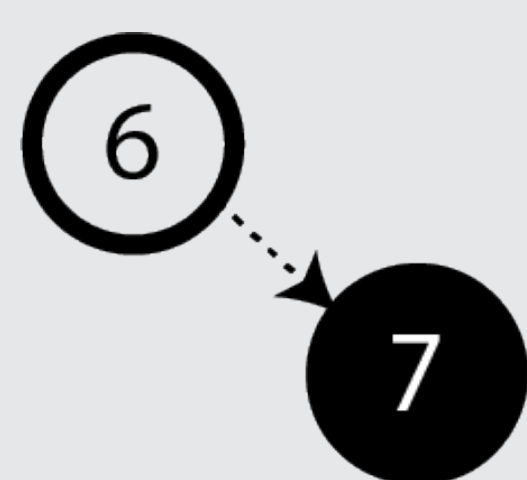
A visitor need not be a YMCA member or a resident of Andover to use the field house or the ice arena. Therefore the community center has the **potential to attract business from outside of the community.**



Although the City of Andover was unable to secure a substantial amount of contributions through their citywide fundraiser, **alternative forms of funding such as in-kind and monetary donations, and grants provide valuable opportunities for cities to fund their community centers.**

For more information see: <http://bit.ly/2AeooZP>

Note: The information provided on this poster is based on interviews with City staff and YMCA staff, and information made available on their respective websites.



Operational Costs and Use Agreements: Andover and Elk River demonstrate unique opportunities for use agreements within a centralized nonprofit model. **This model may place the burden of construction costs entirely on the City of Ramsey, however, partnering with nonprofits such as the YMCA makes a centralized community center model a viable option because it can help mitigate operational costs.** Also, the YMCA brings a wealth of experience in community center creation and would be a logical nonprofit partner. Ramsey can negotiate unique use agreements with the YMCA or any other nonprofit organization it partners with to either lease the entire building or parts of the building to offer programming. In the next poster, we will investigate the satellite municipal model.

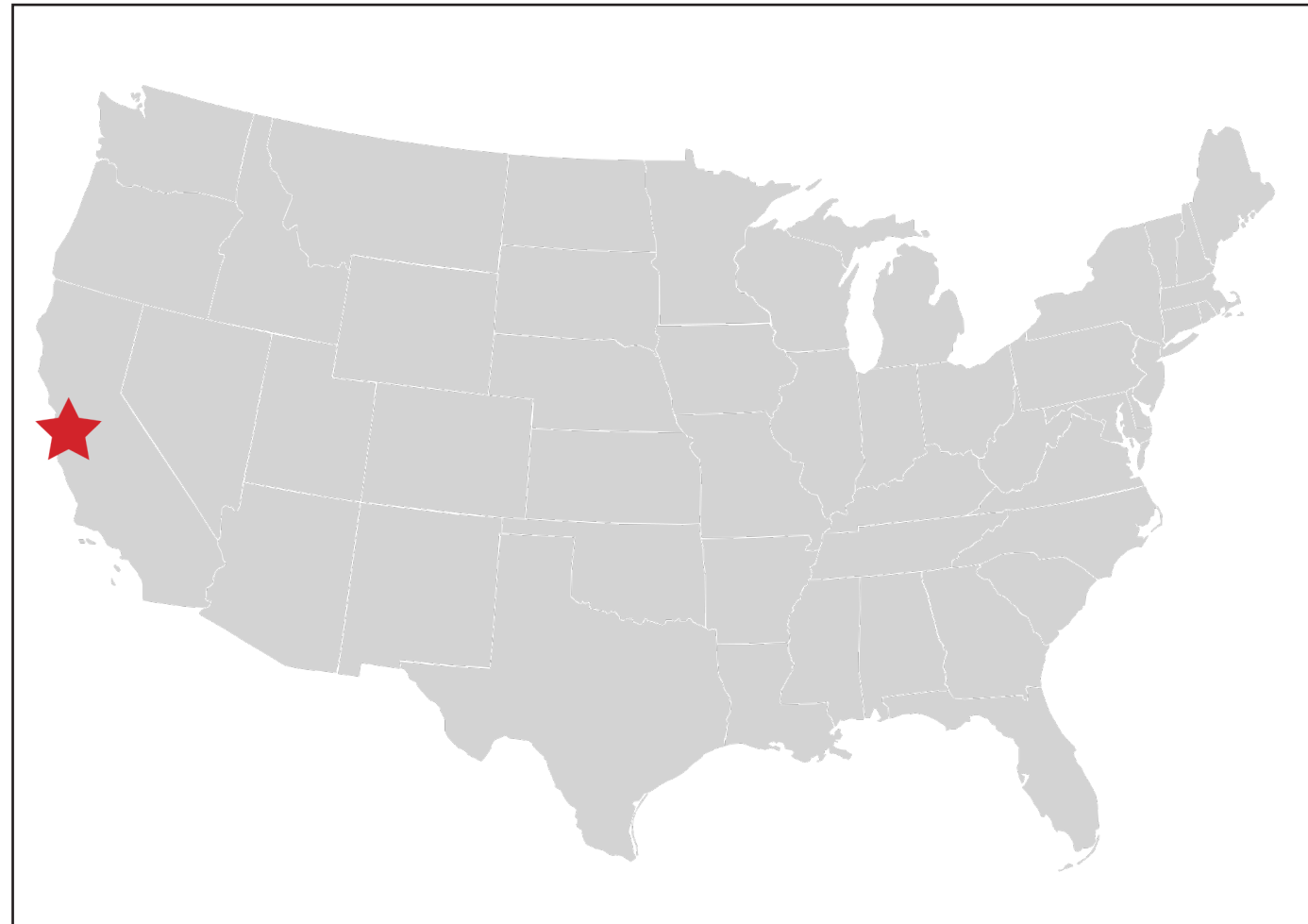
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SATELLITE MUNICIPAL MODEL

A satellite municipal model **allows community center services to be dispersed across several different locations** with a community center hub located in a central location. Each node or satellite location can be designed to **offer specialized community center programming** based on already available resources and/or resident needs. Offering community center **services in more than one location can increase accessibility** to facilities and programming. In this poster, we will discuss how the municipal model **allows the City to capitalize on existing resources and tailor the model to the specific needs of the City.**

San Jose, CA



Unique Community Center Attributes

- **Amenities and programming:** classroom rentals, banquet hall, Youth Center, parks, trails, youth basketball and soccer, half gymnasium, summer camp
- **Partnership:** The Department of Parks, Recreation and Neighborhood Services has a facility re-use program that allows city-owned buildings to be re-used by nonprofit and community based organizations to offer services that benefit residents.
- **Opportunities:** Although San Jose is a vastly different city compared to Ramsey, there are still important takeaways from their satellite municipal model.

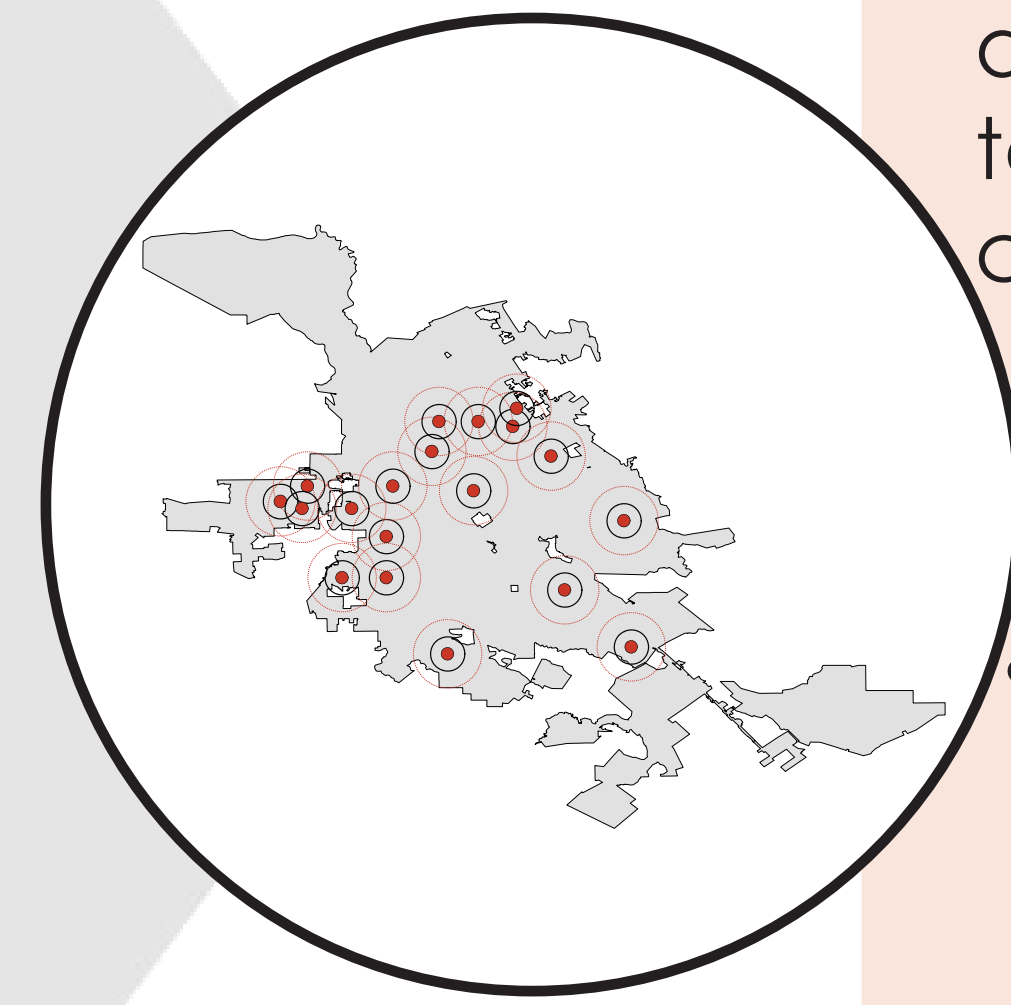


San Jose's community center model is unique in regard to their **facility re-use program**. This program **gives government agencies, nonprofits, and community based organizations access** to selected satellite community centers to operate programs and offer services that primarily **benefit City residents**.

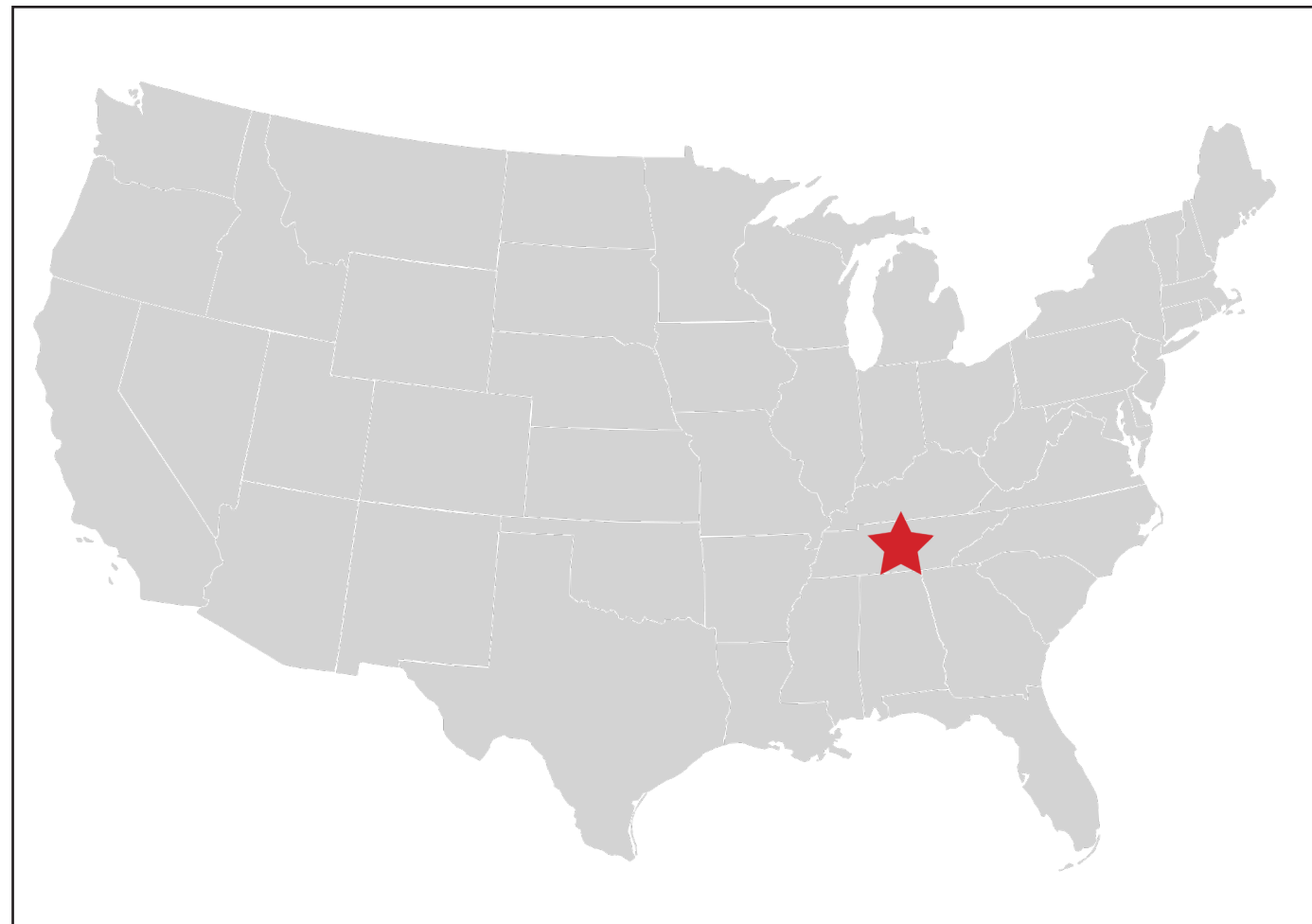


This allows the City to **strategically manage operational costs**, provide a wide variety of programming, re-use or re-service city facilities, and **expand relationships with service providers**.

See here for more information: <http://bit.ly/2ioGj4r>



Williamson County, TN



Unique Community Center Attributes

- **Programming:** Arts & crafts for children, teens, and adults; dance and music classes, summer camps, theater programs, movie nights, game nights, sports camps, senior fitness programs, aquatics, therapeutics
- **Sponsorships:** SilverSneakers, Silver&Fit, Barre Fitness, Nancy Stevens, Wellness Coaching, STAR Physical Therapy
- **Satellite Centers:** Hillsboro/Leipers Fork Community Center, College Grove Community Center, Bethesda Recreation Center

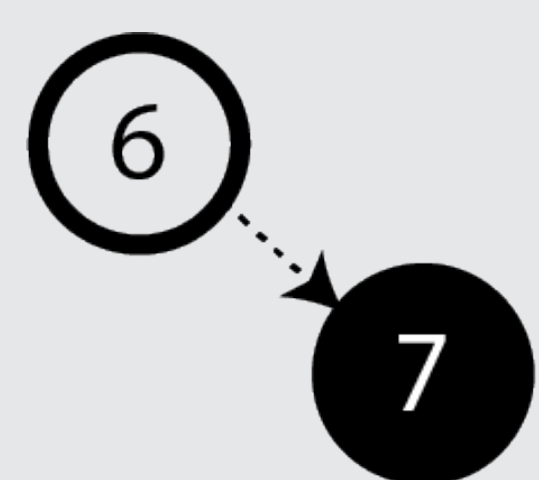
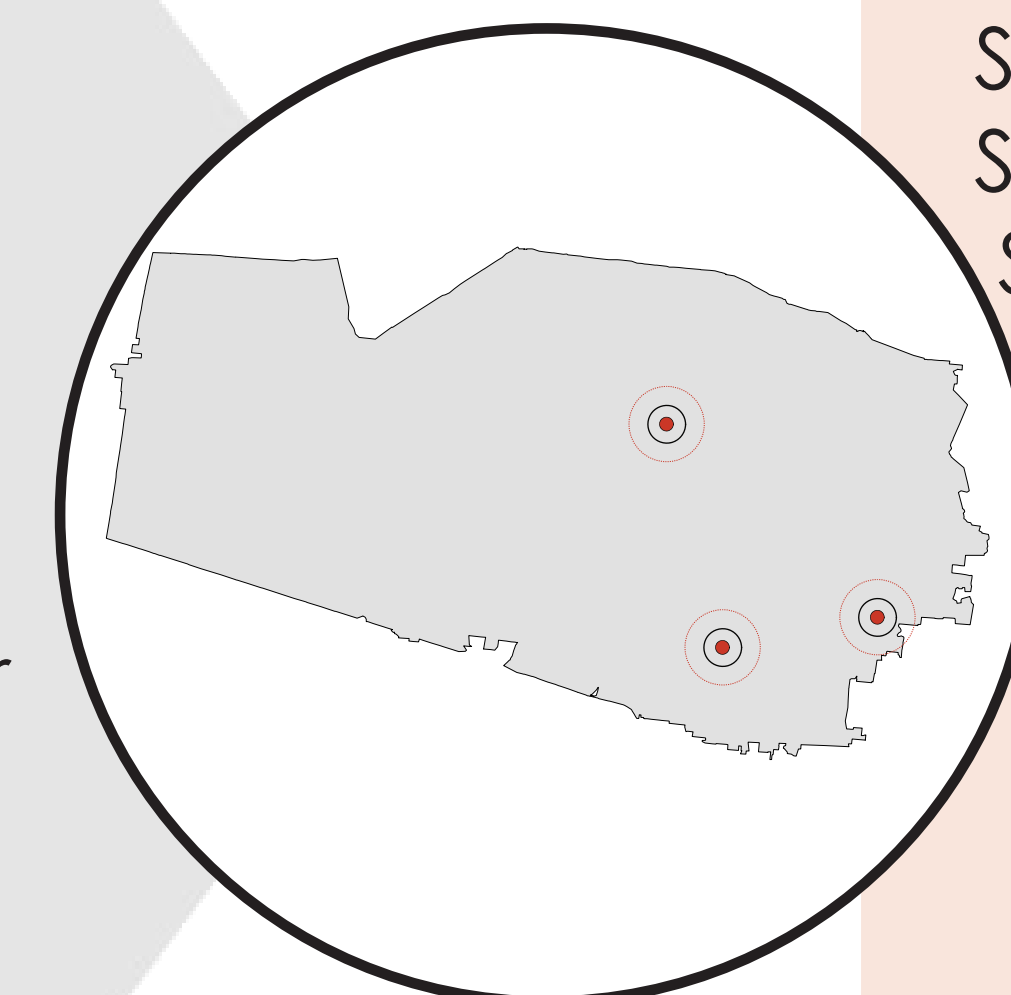


Cities and counties in the suburbs of Nashville have been able to **collaborate across several community and recreation centers** to create several satellite centers, allowing the smaller cities to **benefit from shared resources** and offer a wider variety of amenities and programming.



Williamson County Parks and Recreation has **partnerships with several local businesses and nonprofits** that support their programs through monetary donations and by providing needed goods and services. The County offers their **sponsors recognition** in various media sources and public engagement.

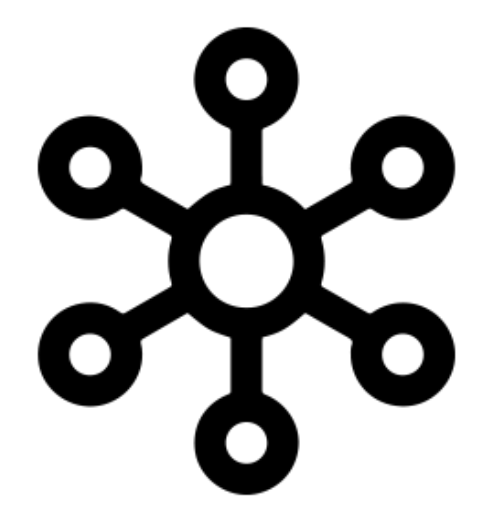
For more information see: <http://bit.ly/1yrYkUz>



Cost Efficiency through Partnerships: If Ramsey chooses to adopt a municipal satellite model, the City can **re-use several of its city-owned facilities** by allowing **local businesses and community based organizations to offer programs** that are currently in need. These existing facilities and community spaces can easily serve as satellite centers that offer components of a community center. Another alternative would be to **connect with neighboring cities to expand programming**. The City can also **develop a sponsorship policy** that will allow for more formal partnerships with service providers. The next poster presents examples of how cities that have used nonprofit partnerships to better meet community needs.

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People, Places & Play in Ramsey

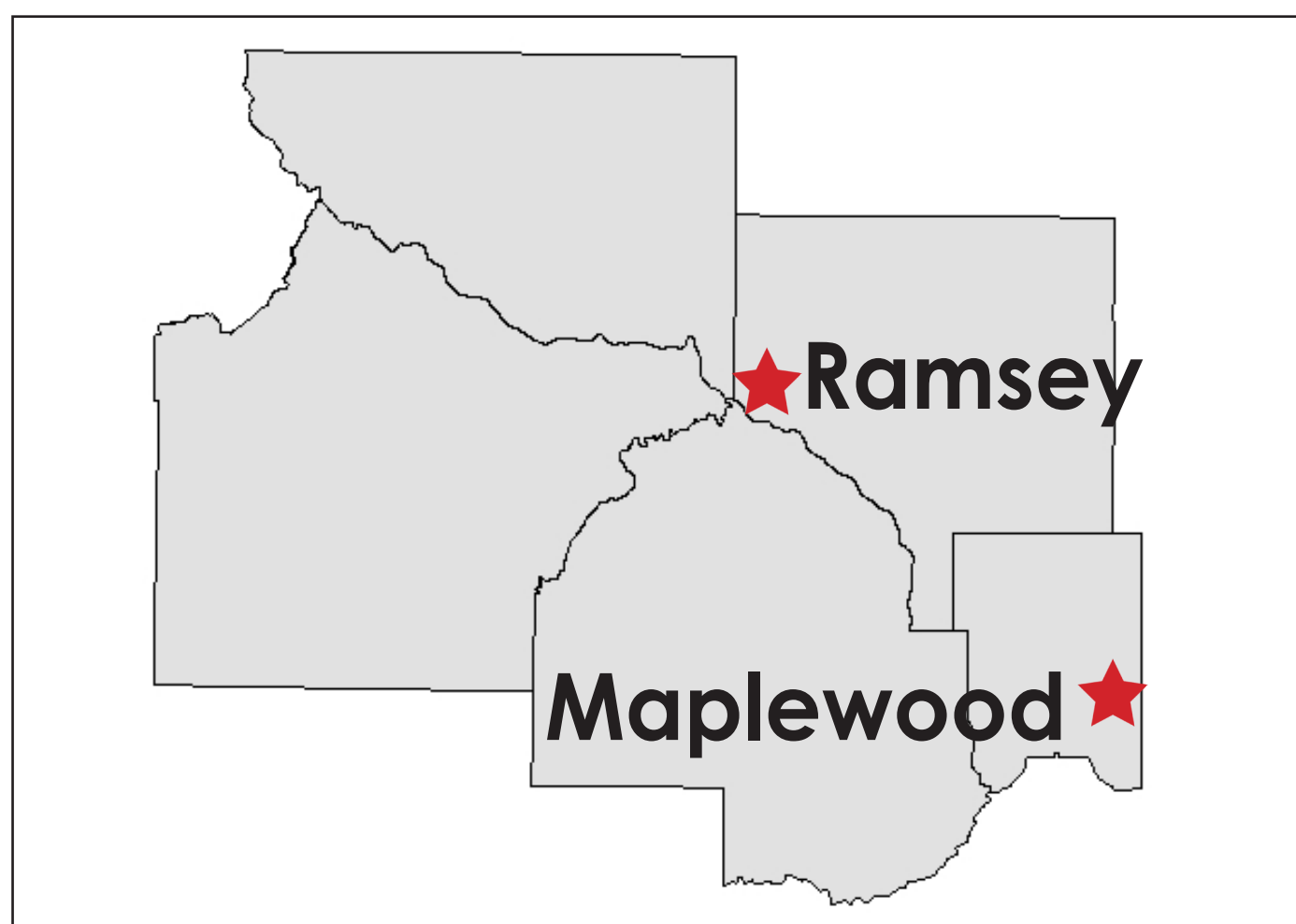


7. Satellite Nonprofit

SATELLITE NONPROFIT MODEL

In a nonprofit satellite model, some or all of the satellite centers, including its hub, **can be owned and/or operated by a nonprofit organization**. Cities can also **partner with nonprofits** to provide facilities and programming that the City may not be able to offer otherwise. The following examples highlight how cities have partnered with nonprofits to offer **services that meet the needs and desires of their communities** while also **finding effective strategies to manage costs**.

Maplewood, MN



Unique Community Center Attributes

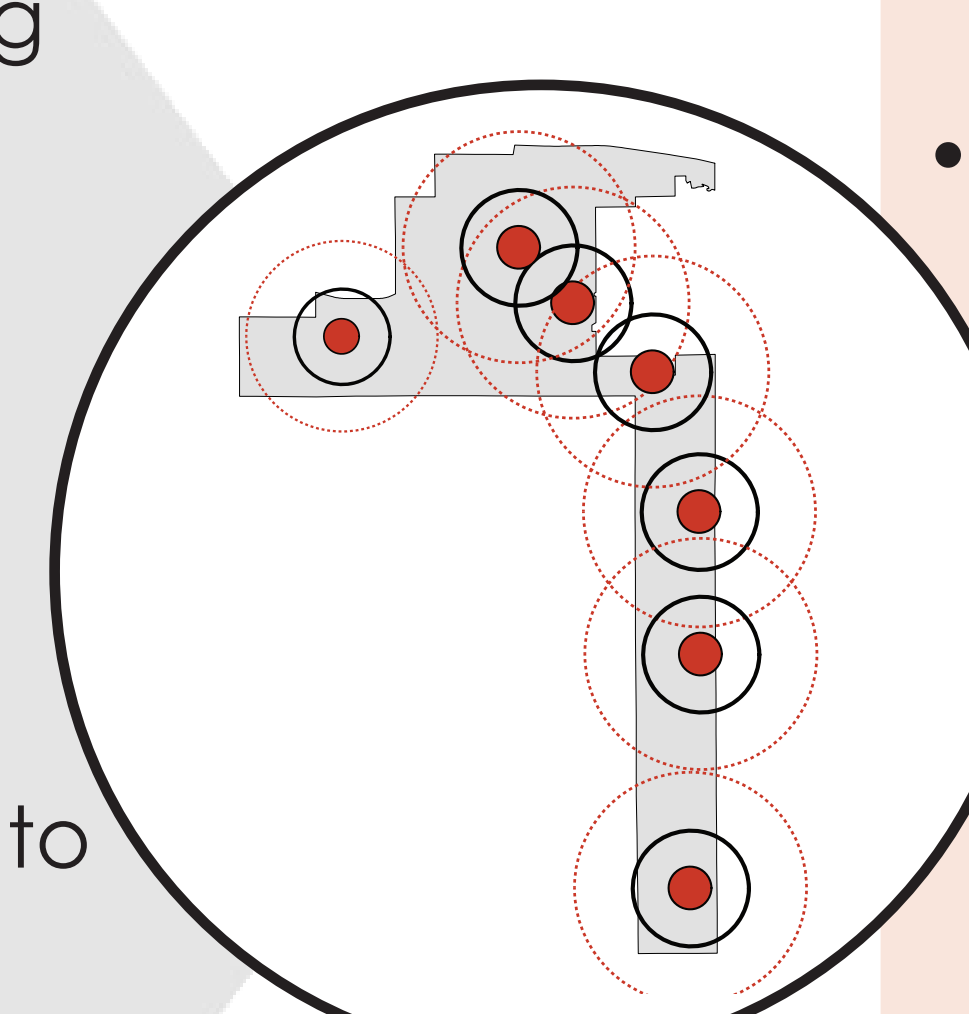
- **Memorandum of Understanding:** agreement between the Parks and Recreation Board and the YMCA in 2016.
- **Amenities:** 3 gyms, fitness center, 9 ice skating rinks, aquatic center, picnic shelters, and nature center
- **Satellite Centers:** Cater Community Gym, Edgerton Community Gym, Maplewood Community Nature Center, and neighboring parks
- **Partnerships:** YMCA, local elementary school, Jr. Polar Football, Maplewood Area Historical Society, NEU Soccer Club, North Polars Fastpitch

The City of Maplewood has a variety of **partnerships with local nonprofits and community organizations** which allow the City to provide specific programming **without having to commit additional staffing and be responsible for all costs**.

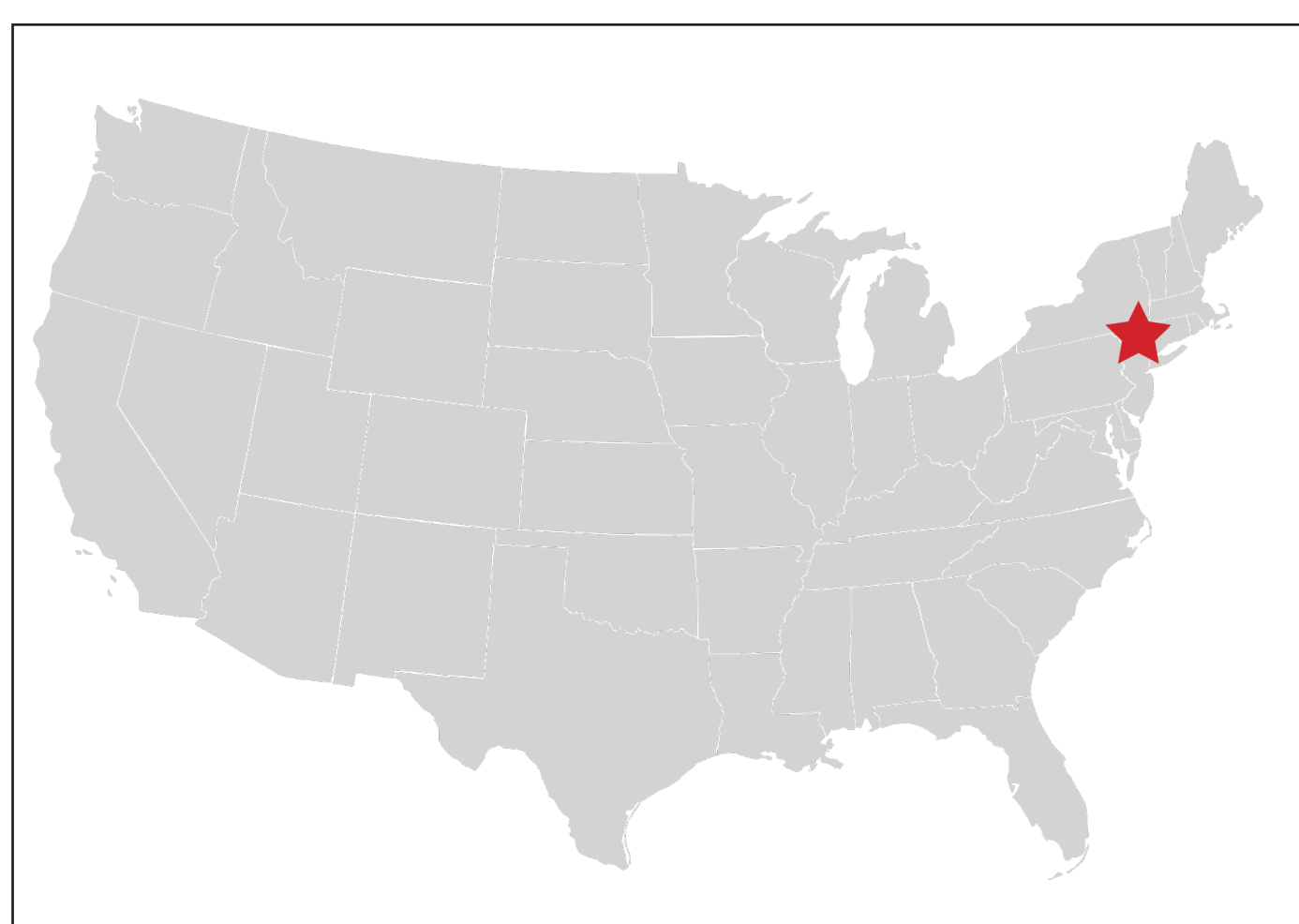
The Memorandum of Understanding (MOU) enables the City to provide its building while all operational costs are covered by the YMCA. This strategic partnership has helped the City to **broaden their services and effectively respond to the net loss** they were experiencing.

By offering programming through satellite centers, the City has also been able to **bring activities and programs closer** to its residents.

For more information see: <http://bit.ly/2BEdhFw>



Queens, NY



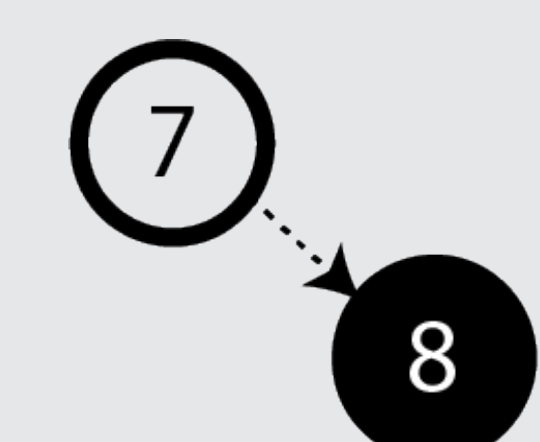
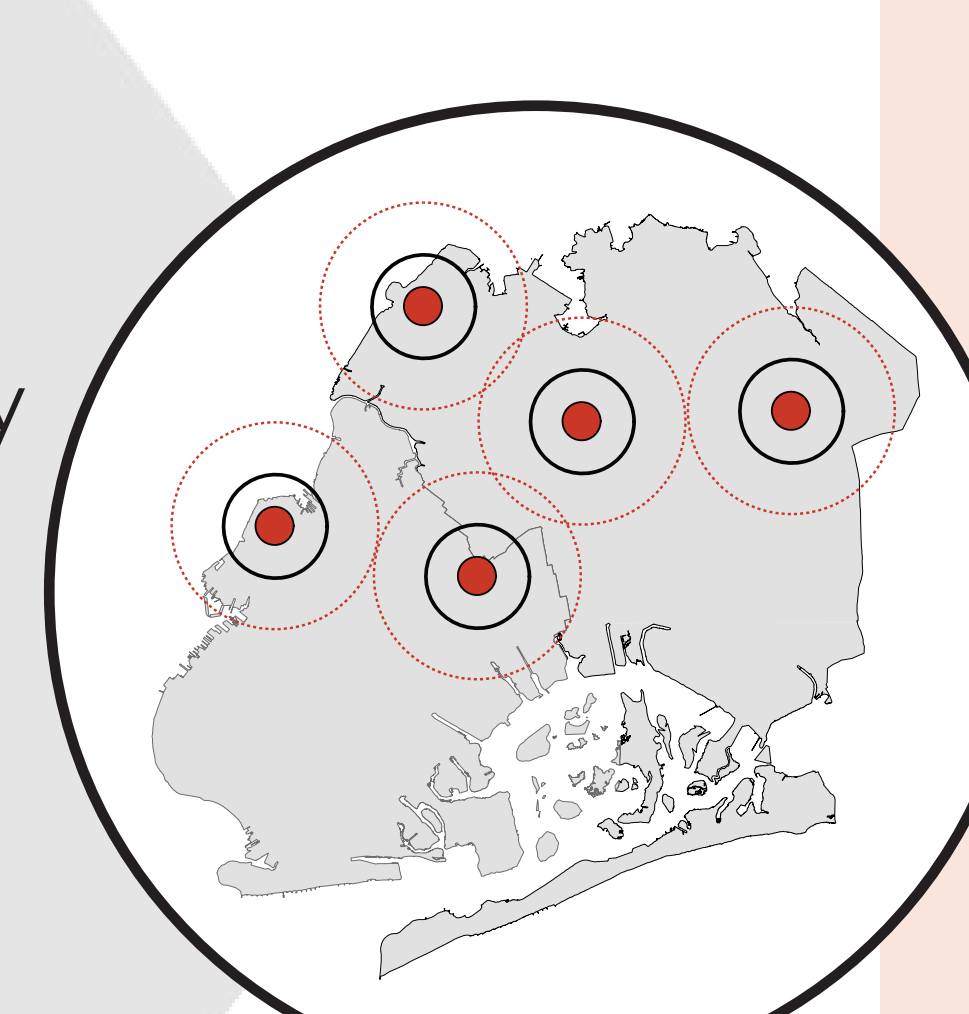
Unique Community Center Attributes

- **Operation:** Run exclusively by Catholic Charities.
- **Amenities:** classrooms, meeting spaces, and worship spaces
- **Programming:** food pantry; educational programs for Latino children, youth, and families; programs for low-income parents; employment support programs; health education; and financial literacy
- **Opportunities:** While the geographic area is different from Ramsey, mainly in relation to population size, the model that is adopted across Queens still offers unique features that are applicable to Ramsey.

The community center in Queens offers **core social services including food and shelter; financial assistance; and youth and adult education to facilitate community empowerment**. This model exemplifies how community centers can incorporate **impactful programming that go beyond traditional programming** by taking into consideration the **local context and unique needs of residents**.

Such programming can make community centers a **welcoming place for all residents**, especially for **socially disadvantaged and marginalized populations**.

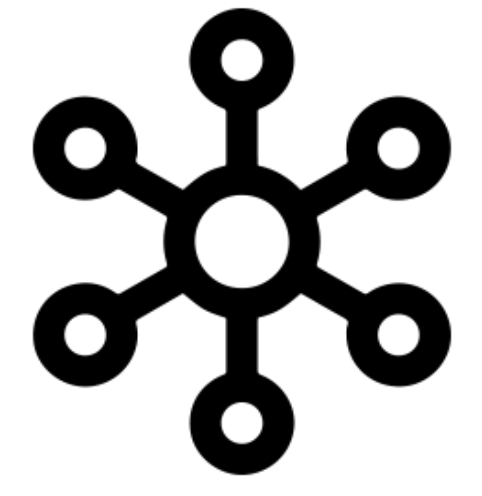
For more information see: <http://bit.ly/2jhYr0R>



Managing Costs and Addressing Needs: The satellite geographic model and nonprofit governance strategies presented in this poster **highlight the advantages of partnerships in managing operational costs** and ways in which community centers **can serve the unique needs of the community**. It is important that Ramsey **conduct meaningful community engagement at the grassroots level** to identify resident needs and develop programming that can benefit all populations. The next poster highlights existing community resources in Ramsey that can present valuable opportunities for partnerships and serve as satellite centers that offer specialized community services.

Comm[UNITY] Centered

People, Places & Play in Ramsey



8. Existing Resources

EXISTING COMMUNITY RESOURCES

The City of Ramsey currently offers multiple community spaces with a range of facilities, amenities, and programming for outdoor recreation, physical activity, community gatherings, and leisure. The map and information presented below highlight six such community resources that include parks, playgrounds, sports fields, gymnasiums, meeting spaces, and event venues. These resources indicate the investments the City of Ramsey has already made in providing components of a traditional community center.



- Central Park**
7925 161st Ave NW
<http://bit.ly/2zDNixG>
- Outdoor pavilion and building
 - Common area
 - Playground
 - Ice rinks with hockey nets
 - Six softball fields



- The Draw**
7401 E Ramsey Parkway
<http://bit.ly/2i7Q9HW>
- Amphitheater
 - Picnic tables
 - Open green space
 - Passive recreation programming
 - Regional trails access



- Municipal Center**
7550 Sunwood Dr NW A
<http://bit.ly/2AiBroF>
- Five rentable meeting rooms
 - Overhead projectors
 - WiFi availability
 - Multiple kitchens
 - Flat screen TVs



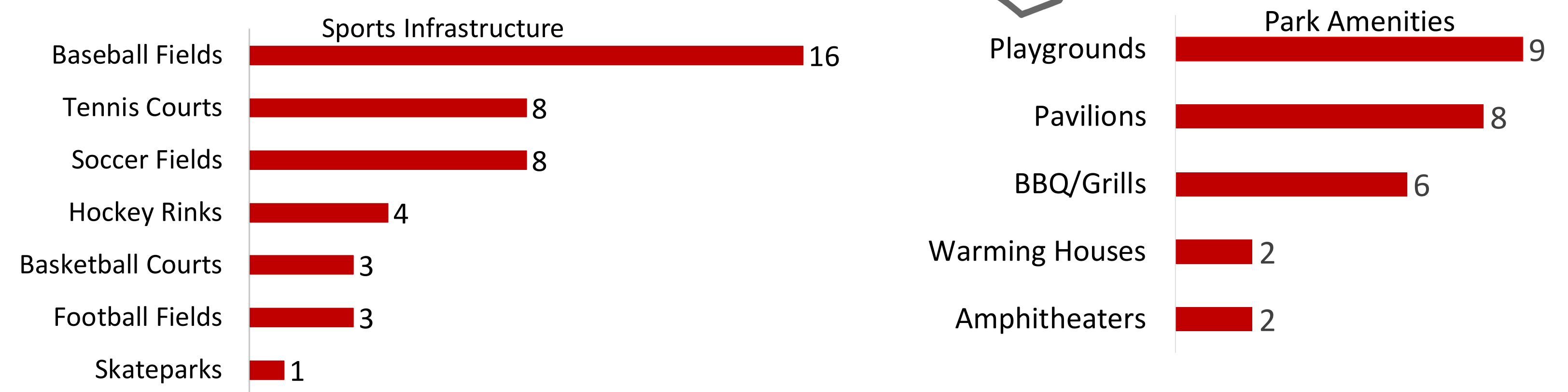
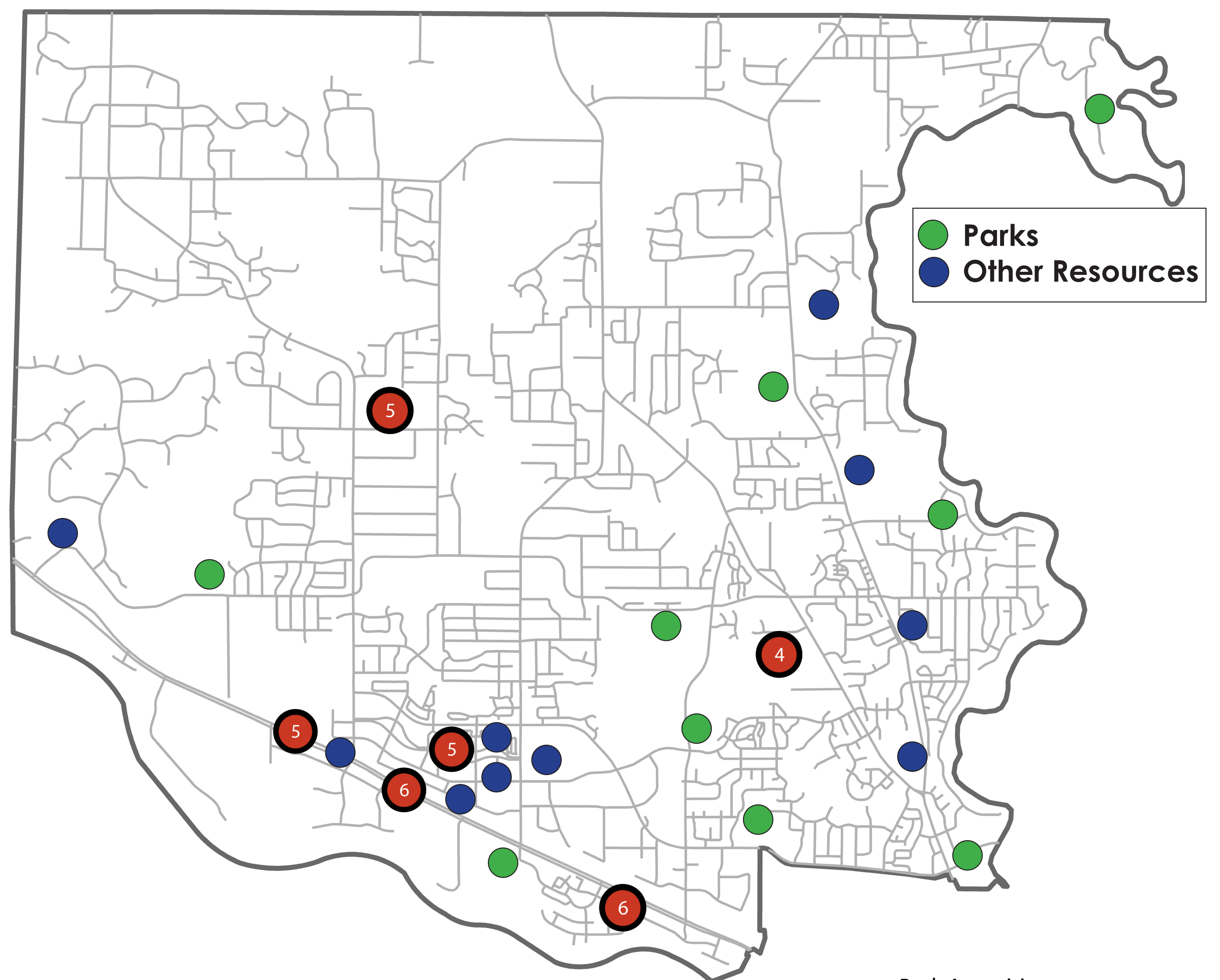
- Ramsey Elementary**
15000 County Hwy 5
<http://bit.ly/2zv4bri>
- Two gymnasiums
 - Outdoor fields
 - Auditoriums
 - Cafeterias and kitchens
 - Classrooms



- Adrenaline Sports**
SW Bunker & Armstrong Blvd.
<http://bit.ly/2j7JXAB>
- Three basketball courts
 - Three volleyball courts
 - Three 80' x 170' turf fields
 - 52,000 sq ft of rentable space
 - Opens in January 2018



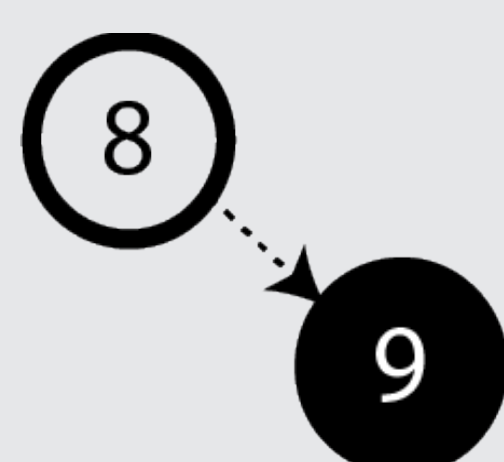
- Youth First**
6701 Hwy 10 NW
<http://bit.ly/2ik1bdi>
- Free afterschool programs
 - Volunteer programs
 - Teen movie nights
 - Soccer field & volleyball court
 - Outdoor recreation events



An expanded inventory of community resources
The list of community resources highlighted on the left of this poster is by no means comprehensive. Ramsey currently offers a **myriad of community resources that are already accessible to residents**. The locations of these resources and the types of facilities and programming offered provide **valuable considerations when envisioning a community center model for Ramsey**. Below are some additional outdoor spaces, facilities, and programming that could potentially be incorporated into the City's community center model.

Parks and open spaces: Ramsey has approximately **565 acres of parks and trail corridors**. Aside from Central Park and The Draw, several other City parks including, **Elmcrest, Alpine, Lake Itasca, Emerald Pond, Sunfish Lake, and Woodland Green**; and regional parks including **Rum River Central Park and Mississippi West Regional Park** offer facilities and space for both active and passive recreation. They also serve as gathering spaces for residents and provide a variety of amenities, including ones that are listed in the graphs above.

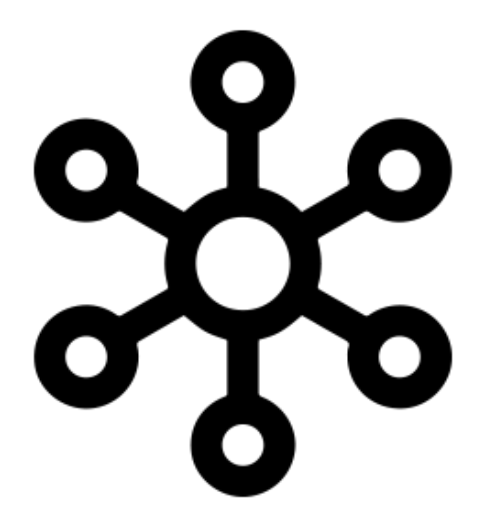
Other facilities and programming: Residents in Ramsey can access facilities and programming offered by several **privately-run** institutions and businesses including the **PACT Charter School, Anytime Fitness, Fountains of Ramsey, Links at Northfork Golf Course, Lord of Life Church, Northgate Church, Rum River Scout Camp, and Northern Starz Children's Theater** to utilize a variety of facilities and programming including gymnasiums, multi-purpose event rentals, outdoor activities, and performing arts programming that can benefit children, youth, and adults.



Incorporating Existing Resources into the Community Center Model: If the City of Ramsey pursues a satellite community center model, the City can **capitalize on existing community gathering spaces and facilities** to incorporate and expand components of a centralized community center. Having community center services dispersed throughout the City can also **increase access to resources for communities across Ramsey**. The City can repurpose already existing infrastructure and/or expand existing infrastructure to integrate community center resources that are currently lacking in Ramsey to meet the needs and desires of residents.

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People, Places & Play in Ramsey



9. Recommendations

RECOMMENDATIONS

This poster presents **important considerations for the City of Ramsey** as they move forward with in-depth planning for a community center model as well as associated programming and activities. Here we highlight **gaps in facilities and programming offered in Ramsey**, possible opportunities for **partnerships and funding**, a **framework for site selection**, and **recommended next steps** that will help the City develop a community center model that will **serve the needs and interests of all residents in Ramsey**.

Gaps in Facilities and Programming Offered in Ramsey

While the City has **not conducted a formal needs assessment**, the City's Parks and Recreation website includes **a survey** that allows residents to provide feedback on what recreation programs the City should offer. This feedback can **help inform the type of programs and amenities to include in a community center**. The following section categorizes gaps in current facilities and programs offered in Ramsey based on the survey responses, a comparison of facilities and activities offered in other cities discussed in the project, and information obtained from key informants.

Facilities and activities for children and youth

- Splash pad
- Sports programs
- Music and theater
- More playgrounds
- Arts and crafts



Facilities and programs for families

- Day camps
- Pool & swimming lessons
- Winter activities
- Movie nights
- Nature hikes & outdoor programs



Programs for adults

- Fitness classes
- Nutrition education
- Swimming lessons
- Yoga
- Evening/weekend recreation programs



Other facilities and programs

- Community/rec center
- Gardening programs
- Childcare
- Indoor walking tracks
- Improved biking & walking trails



We also gathered that residents in Ramsey **currently utilize community centers, YMCAs, and other facilities in neighboring cities** including Andover, Elk River, Rogers, Champlin, and Otsego **for family/child-oriented programming**. Residents have also shared their preference for **sports and fitness programs provided by the City** over the long-term fee-based services offered by athletic associations and private fitness clubs.

Opportunities for Partnerships

Partnerships can offer **valuable and cost-effective strategies** for **expanding and supplementing programming and facilities** offered by the City. However, they should fit within the community's needs and align well with the City's overall goals. Partnerships should also provide the City with a high-level of control over programs, services, and rates to ensure affordability and accessibility to all residents.

- **Government entities**
e.g. Parks and Recreation Department, neighboring cities
- **Nonprofit organizations**
e.g. YMCA Twin Cities, Youth First Community of Promise
- **Schools**
e.g. Ramsey Elementary, PACT Charter School
- **Private fitness & athletic clubs**
e.g. Adrenaline Sports Center, Anytime Fitness
- **Local businesses**
e.g. Fountains of Ramsey, Links at Northfolk Golf Course

Opportunities for Funding and Managing Costs

Ramsey should explore **diverse funding streams** in addition to City funds to support community center services. Having multiple sources of funding can effectively **address cost issues related to construction, operation, maintenance, programming, and facility updates**. Below are several opportunities that can potentially be used to finance community center services and ensure the continuity of programs.

- **Facility use agreements**
e.g. Ramsey elementary, PACT Charter School
- **Grants from government/public entities**
e.g. Land & Water Conservation Fund, Ramsey Foundation
- **Grants from private/nonprofit entities**
e.g. Anoka Area Chamber of Commerce, Ramsey Lions
- **Facility re-use programs/policy**
e.g. community-based organizations and service providers
- **Donations & fundraisers**
e.g. in-kind and monetary donations, walk-a-thon fundraisers

A Framework for Selecting a Site for a Centralized Community Center or Hub

- Assets:** What does the site bring as an asset?
e.g. large site, easy access, parking space
- Action Needed:** What has to be done to ensure that all needs are met?
e.g. determine wetland mitigation, street and sidewalk modifications
- Gaps:** What gaps does the site have?
e.g. no room for expansion, not centrally located
- Partnerships:** What are some options for partnerships?
e.g. formal agreements with YMCA, school district, senior center, and local businesses
- Benefits:** What are the advantages of choosing this site?
e.g. adjacent to playground, can incorporate park
- Funding Options:** What funding options are available?
e.g. donations, sponsorships, cost-sharing agreements, fundraisers
- Consequences:** What are the negative impacts of using this site?
e.g. increased traffic, loss of trees

Note: This framework is adapted from the City of Bloomington's *Community Center Taskforce Report to the Bloomington City Council* (Oct. 10, 2016). For more information see: <http://bit.ly/2zDNixG>

Recommended Next Steps



Meeting Date: 01/11/2018

Submitted For: Patrick Brama, Administrative Services

By: Patrick Brama, Administrative Services

Title:

Inland MOU Infrastructure

Purpose/Background:

PURPOSE

The purpose of this case is to consider approving the attached *Public Infrastructure Memorandum of Understanding (MOU)* for the proposed Affinity Living apartment project located in The COR.

BACKGROUND, Project

CAP Acquisitions LLC entered into a purchase agreement with the City of Ramsey for a roughly 4.2 acre piece of city-owned land located in The COR on September 26, 2017. CAP Acquisitions is proposing a new 172-unit, senior, independent living, market rate, high amenity, apartment complex called Affinity Living. Attached is the purchase agreement. Please reference the 01/09/2018 City Council Regular Session meeting for details on the proposed site layout. Affinity Living is proposed to begin construction in May/ June 2018.

BACKGROUND, Infrastructure Improvements

The proposed Affinity Living project will trigger the construction of new public infrastructure. Please see attached Bolton & Menk Infrastructure Study for details on public infrastructure located near the proposed Affinity project (reference page 8 and Figure 2). NOTE: not all of the infrastructure shown in the Bolton & Menk report will be constructed as a result of this project. It's staff's recommendation, that Road Segments A1, C1, and C2 be constructed as a result of this project. It is also staff's recommendation that Affinity be responsible for paying a share of Road Segments C1, A1, and B--as these road segments are located adjacent to their site.

BACKGROUND, Cost Share for Infrastructure

The attached purchase agreement with CAP Acquisitions indicates that the developer will pay for 40% of all public infrastructure costs. If the developer is only located on one side of a new road, they would pay for half of the 40% share, or 20% (see paragraph 31). This arrangement is consistent with past practice in Ramsey and recent projects (Bunker Lake Industrial Park, Stone Brook). The purchase agreement indicated this item would be formalized in the future between the buyer and seller--and that future arrangement could include a reimbursement agreement.

This arrangement assumes the city would pay for the remaining portion of infrastructure, up to 80%. At the time the attached purchase agreement was competed, the city had yet to finalize the exact funding source for their portion of public infrastructure. At the time, staff indicated The COR TIF District would likely be the recommended funding source.

BACKGROUND, MOU

The purpose of the attached MOU is to establish a preliminary understanding of the scope of public infrastructure work that needs to be completed, the estimated cost of said work, who is responsible for what portion of costs, how the public infrastructure will be financed, and how public infrastructure construction planning/ engineering/ and administration will occur.

This MOU is important for the developer to be resolved soon--as it provides certainty RE the project financing/ feasibility--and it provides clear direction RE major planning/ design elements, such as public infrastructure. Attached is the MOU.

Staff is recommending Affinity pay 100% of all public infrastructure costs upfront (including the city's portion), for Affinity design/ plan the public infrastructure work, and for Affinity administer the construction of said work. In return, staff is recommending the city pay back Affinity over time, via The COR TIF District. It's expected the repayment period would be about eight years (i.e. the city would pay back their portion of public infrastructure costs over the course of about eight years via TIF). This arrangement is ideal for the city as it eliminates the risk of issuing a bond or upfront financing, and is paid on performance (i.e. we only pay TIF after property taxes are collected).

BUSINESS SUBSIDY?

Based on discussions with the city's financial advisor, Ehlers, this arrangement is not considered a formal business subsidy. This cost share arrangement is based on past practice and informal city policy (i.e. the 60/40 split). TIF is being used to fund the city's portion of costs only--not the developers portion. Attached is the city's business subsidy policy for reference. As outlined in Section E on page 5, items #2, #3, and #7 apply here. This means this project (i.e. TIF Agreement) doesn't require a formal public hearing, formal underwriting (i.e. reviewing the developers pro-forma), and no formal application from the developer (i.e. no fee). However, Ehlers is recommending the city still complete a "But-For Test" for this project. This will be important for public transparency and to formally document that TIF is justified.

TIF AGREEMENT, *Next Step*

The attached MOU is an informal agreement. The next step in the process is to complete a formal and detailed TIF Agreement for this project. The TIF Agreement will include a note, payable to Affinity. This agreement will be recorded at the closing of the land transaction.

Notification:

Observations/Alternatives:

NA

Funding Source:

TIF District #14

Recommendation:

The attached MOU is generally consistent with past direction provided by the City Council and the EDA via the attached purchase agreement (i.e. the 60/40 cost-share). The MOU is also consistent with previous staff input to the Council and EDA, that TIF District #14 would be staff's targeted funding source for the city's share of infrastructure.

What's new for the City Council and EDA is this agreement identifies the specific financing arrangement: 100% developer upfront, then repayment of only city's portion of costs via TIF District #14, over the course of eight years. Structuring TIF as a reimbursement tool, rather than requiring the city to provide upfront funding or financing (i.e. TIF Bonding) is good for the city--as it eliminates risk/ liability.

The attached MOU has been reviewed by the City Attorney and Ehlers. Both the City Attorney and Ehlers recommended/ preferred the financing arrangement outlined in this MOU, versus other methods (i.e. using upfront funding, or bonding, inner-fund loans, etc.).

NOTE: staff has not received the final formal review comments from the developer yet. However, initial feedback has been positive/ amendable to this general agreement. The only item staff is aware the developer would like to

potentially discuss is the interest rate.

Action:

Motion to recommend the City Council:

Approve the attached public infrastructure MOU with CAP Acquisitions.

Attachments

MOU

CAP Acquisitions Purchase Agreement

Bolton & Menk Infrastructure Study

Subsidy Policy

Form Review

Inbox

Kurt Ulrich

Form Started By: Patrick Brama

Final Approval Date: 01/08/2018

Reviewed By

Kurt Ulrich

Date

01/08/2018 01:47 PM

Started On: 01/04/2018 08:50 PM

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (“MOU”) is entered into between the **City of Ramsey**, Minnesota, a Minnesota municipal corporation, (“City”) and **CAP Acquisitions, LLC**, a Washington limited liability company (“CAP Acquisitions”).

WHEREAS, over 150-acres of green-field land is available for development within The COR, a downtown, mixed use, transit oriented development located off U.S. Highway 10 and Armstrong Boulevard in the City of Ramsey, Minnesota (“The COR”); and

WHEREAS, CAP Acquisitions has interest in pursuing the development of a new 172-unit, senior, independent living, market rate, apartment complex located on City-owned land within The COR (the “Proposed Development”); and

WHEREAS, CAP Acquisitions entered into a purchase agreement for roughly 4.2 acres of City-owned land on September 26, 2017 (the “Purchase Agreement”); and

WHEREAS, the Proposed Development will require various improvements to public infrastructure in The COR. Public infrastructure improvements include water line extensions, sewer line extensions, trail extensions, new roads, street lights, and storm sewer (“Stage I and State II Improvements”); and,

WHEREAS, Bolton & Menk, Inc. completed a conceptual feasibility analysis for required public infrastructure within The COR on January XX, 2018 (“Infrastructure Study”); and

WHEREAS, the Purchase Agreement between CAP Acquisitions and the City indicated the buyer would be responsible for 20% of all public infrastructure costs on roads located adjacent to the Proposed Development; and

WHEREAS, the Purchase Agreement between CAP Acquisitions and the City indicated a formal cost-share agreement, or developer reimbursement agreement, for the construction of public infrastructure, would be drafted and executed before the Purchase Agreement inspection period expired (April 01, 2018); and

WHEREAS, in order for CAP Acquisitions to move forward with the Proposed Development, a detailed mutual understanding of how public infrastructure improvements will be designed, constructed, and paid for is needed.

NOW THEREFORE, CAP Acquisitions agrees to the following:

(1) For the following road segments outlined in Appendix A and B, CAP Acquisitions shall design, prepare plans/ specifications, construct, and provide upfront financing.

SEGMENT: A-1, C-1, C-2

Bolton & Menk estimated costs: \$766,000, \$481,000, \$190,000 = \$1,437,000.

Construction of Public Infrastructure shall be completed before a certificate of occupancy for the Proposed Development is issued by the City of Ramsey.

(2) For the following road segments outlined in Appendix A and B, CAP Acquisitions shall pay the City 20% of the total estimated costs, at the closing of the Purchase Agreement:

SEGMENT: B

Bolton & Menk estimated cost: 290,000 x 20% = \$58,000 payment to the City.

This shall be a onetime payment. Construction will occur at an undetermined time in the future. CAP Acquisitions shall not be responsible for increased costs.

NOW THEREFORE, the City agrees to the following:

(3) For the following road segments outlined in Appendix A and B, the City will enter into a Tax Increment Financing (TIF) Agreement, and reimburse CAP Acquisitions certain costs to design, prepare plans/ specifications, and construct.

SEGMENT: A-1, C-1 (80% reimbursement)

Bolton & Menk estimated costs: \$766,000, 481,000 x 80% = \$977,600 reimbursement

SEGMENT: C2 (100% reimbursement)

Bolton & Menk estimated costs: \$190,000 x 100% = \$190,000 reimbursement

The TIF Agreement shall be drafted, executed, and recorded before closing on the Purchase Agreement. The TIF Agreement shall include 4.5% interest charges paid to CAP Acquisitions from the City, in addition to principal payments. The TIF Agreement will be structured as a PAY-GO TIF note. Based on current property tax projections, the TIF Note will be paid back in 8 years. The TIF Agreement will include a minimum assessment provision.

All parties understand this agreement includes preliminary costs estimations for Public Infrastructure, and preliminary payback forecasts for TIF. Actual final Public Infrastructure costs and actual final TIF payback periods may change. All parties agree in principle to this non-binding agreement.

THE CITY: City of Ramsey, Minnesota, a Minnesota Municipal Corporation

By: _____
Sarah Strommen, Mayor

Dated _____, 2018

By: _____
Kurt Ulrich, City Administrator

DRAFT

BUYER: CAP Acquisitions, LLC, a Washington Limited Liability Company.

By: _____
Scott Morris, Manager

Dated: _____, 2018

DRAFT

Appendix A

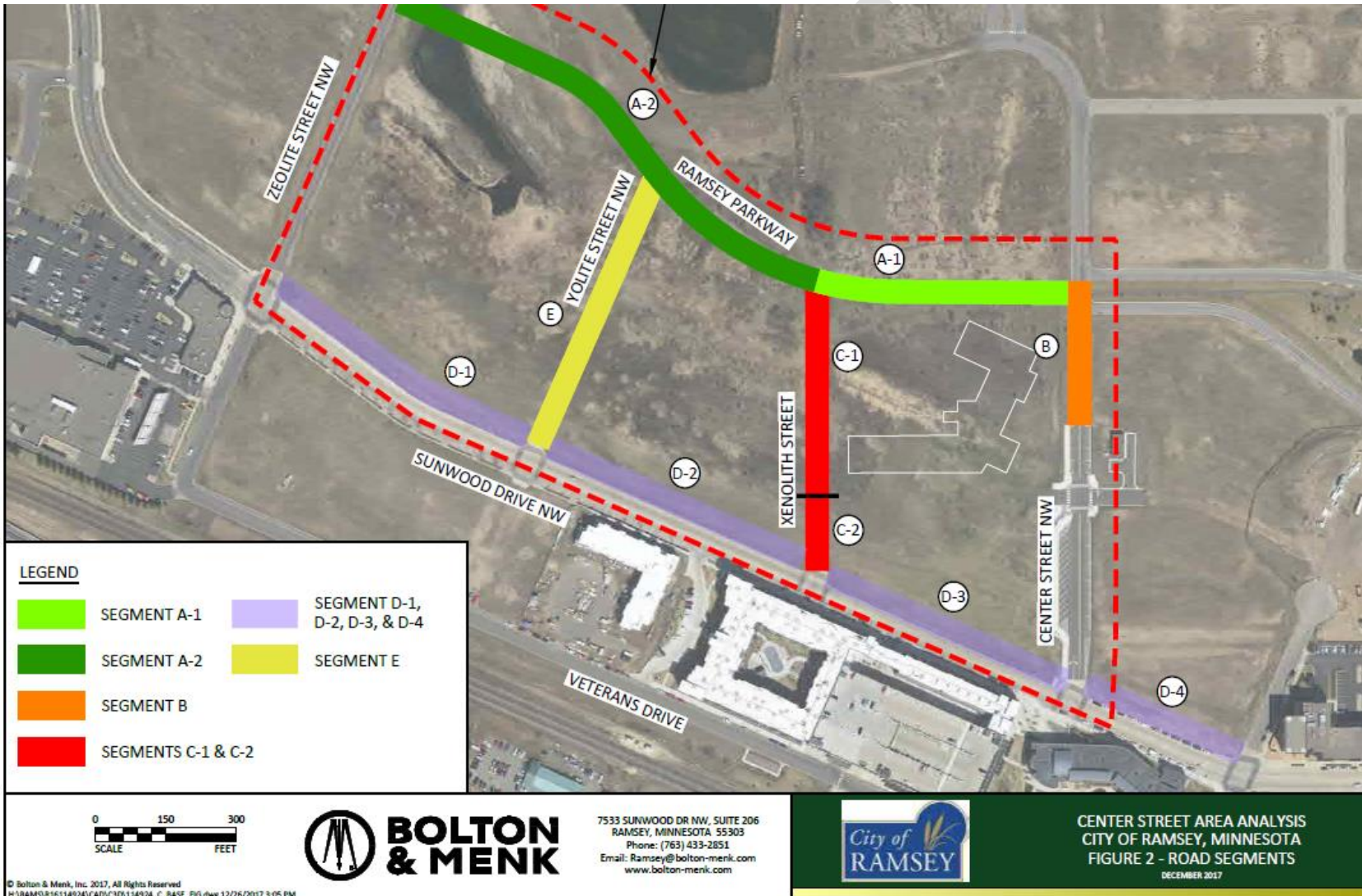
Bolton & Menk Public Infrastructure Study: Section VII, Cost Considerations
2018 Cost Estimations by Road Segment

<u>Improvement</u>	<u>Segment A-1</u>	<u>Segment B</u>	<u>Segment C-1</u>	<u>Segment C-2</u>
Roadway	\$ 361,000	\$ 150,000	\$ 171,000	\$ 67,000
Trails/Sidewalks	\$ 32,000	\$ 35,000	\$ 75,000	\$ 30,000
Street Lighting	\$ 22,000	\$ 13,000	\$ 17,000	\$ 7,000
Storm Sewer	\$ 118,000	\$ 35,000	\$ 43,000	\$ 17,000
Trunk Storm Sewer	\$ 43,000	\$ 0	\$ 0	\$ 0
Watermain	\$ 122,000	\$ 57,000	\$ 98,000	\$ 38,000
Sanitary Sewer	\$ 78,000	\$ 0	\$ 77,000	\$ 31,000
Trunk San Sewer	\$ 0	\$ 0	\$ 0	\$ 0
Total Costs	\$ 776,000	\$ 290,000	\$ 481,000	\$ 190,000

Prepared by: Bolton & Menk, Inc.
Center Street Area Analysis| R16.114929

Appendix B

Bolton & Menk Public Infrastructure Study: Figure 2 Road Segment Reference Map



PURCHASE AGREEMENT

This Agreement is entered into by and between the **City of Ramsey**, a Minnesota municipal corporation (“Seller”), and **CAP Acquisitions, LLC**, a Washington Limited Liability Company (“Buyer”).

In consideration of the Earnest Money, the mutual covenants set forth below, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Buyer agree as follows:

1. **EFFECTIVE DATE.** The effective date of this Agreement is **September 26, 2017** (the “Effective Date”).
2. **SALE OF PROPERTY.** Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller, a rectangular parcel of approximately 4.2 (+/-) acres vacant land at the southwest corner of West Ramsey Parkway and East Town Center Drive in Ramsey, Minnesota, which as shown on the survey and concept plan attached hereto as **Exhibit A**, is anticipated to consist of portions of: (i) Outlot Q, Ramsey Town Center Addition; (ii) Tracts A, D and E of Registered Land Survey No. 241, and (iii) West Town Center Drive (to be vacated and/or relocated), all in Anoka County, Minnesota (hereinafter collectively the “Property”). Buyer is responsible for subdividing and re-platting Property, providing the City of Ramsey with a legal description of the new parcel, and an official parcel size; after which, this Agreement shall be amended to reflect the exact legal description of the Property (as well as the exact Purchase Price, defined in Paragraph 3 below).
3. **PURCHASE PRICE.** The purchase price for the Property is \$4.00 per square foot (the “Purchase Price”). Buyer intends to purchase approximately 4.2 (+/-) acres of land, to be finalized through subdividing and re-platting the Property (as described in Paragraph 2 above).
4. **EARNEST MONEY.** By October 10, 2017 Buyer must deposit the sum of \$25,000 (the “Earnest Money”) with Chicago Title Company, 222 South 9th Street, #3060, Minneapolis, MN 55402 (“Escrow Agent”), via wire transfer or delivery of a certified check payable to Escrow Agent.
 - a. If Buyer does not deposit the Earnest Money with Escrow Agent as required above, then Seller may terminate this Agreement by written notice to Buyer; provided, however, if Buyer deposits the Earnest Money with Escrow Agent before Seller exercises Seller’s right to terminate, Seller’s right to terminate is extinguished.

- b. Unless Buyer has previously terminated this Agreement pursuant to Section 9, \$25,000 of the Earnest Money (the "Initial Disbursement") becomes non-refundable to Buyer (except in accordance with Section 23 as a result of a default by Seller) on **April 01, 2018**, and on that date Escrow Agent must disburse the Initial Disbursement to Seller.
 - c. Upon Seller's receipt of a Notice to Proceed from Buyer in accordance with Section 9(b), all of the Earnest Money becomes non-refundable (except in accordance with Section 23 as a result of a default by Seller).
 - d. If Buyer does not provide a Notice to Proceed to Seller in accordance with Section 9(b), this Agreement automatically terminates and Escrow Agent must disburse all Earnest Money Escrow Agent holds to Buyer.
 - e. At Closing, Escrow Agent shall disburse to Seller any Earnest Money not previously disbursed to Seller, and Buyer shall receive a credit against the Purchase Price owing at Closing in an amount equal to the amount of the Earnest Money.
5. **SURVEY.** Seller shall, at Seller's expense, obtain an ALTA/NSPS 2016 survey (Table A, items 1-4 and 6, 8, and 11) (the "Survey") from a duly licensed surveyor and deliver it to Buyer within thirty (30) days after the Effective Date. Buyer may arrange with the surveyor to include additional information on the Survey at Buyer's expense.

6. **TITLE COMMITMENT.**

- a. Seller makes no representations or warranties with respect to the status of title to the Property. Within thirty (30) business days after the Effective Date, Seller shall, at Seller's expense, obtain a commitment from Escrow Agent to issue an owner's policy of title insurance insuring Buyer's title to the Property (the "Title Commitment") and deliver the Title Commitment and copies of or internet access to copies of all recorded documents referenced in the Title Commitment to Buyer.
- b. Buyer shall have until the date thirty (30) days after the receipt of the Title Commitment and the Survey (collectively, "**Title/Survey**") to review Title/Survey and to give Seller written notice of (i) any defects in the marketability of Seller title to the Property or any encumbrances on Seller's title to the Property that are objectionable to Buyer, and (ii) the specific actions Buyer requests that Seller take with respect to each such defect or encumbrance (a "**Title Objection Notice**"). Any defects in or encumbrances on Seller's title that Buyer does not identify in a timely Title Objection Notice are each a "**Permitted Exception.**" Within three (3) business days after Seller's receipt of a Title Objection Notice from Buyer, Seller will notify Buyer, in writing, of the actions, if any, that Seller is willing to take with respect to each of the matters identified in the Title Objection Notice and the time frame in which Seller will take those

actions (“**Seller’s Title Notice**”). If Seller’s Title Notice indicates that Seller unconditionally agrees to make Seller’s title to the Property marketable on or before the closing date established pursuant to Section 10, the parties shall proceed to closing pursuant to the terms of this Agreement. If Seller’s Title Notice indicates that Seller does not unconditionally agree to make Seller’s Title to the Property marketable on or before the closing date established in Section 10, Buyer may, at any time with three (3) business days after Buyer’s receipt of Seller’s Title Notice, terminate this Agreement by written notice to Buyer in which case this Agreement is terminated and Escrow Agent must disburse any Earnest Money to Buyer (“**Buyer’s Title Termination Notice**”). If Buyer does not deliver a Buyer’s Title Termination Notice to Seller within the three (3) business days after Buyer’s receipt of Seller’s Title Notice, than Seller must perform in accordance with Seller’s Title Notice, Buyer shall be deemed to have waived Buyer’s objections to the extent Seller has not agreed to address them in Seller’s Title Notice, the matters to which Buyer objected and Seller did not agree to resolve are deemed Permitted Exceptions, and the parties shall proceed to Closing in accordance with the terms of this Agreement and the terms of Seller’s Title Notice.

7. **RIGHT OF ENTRY.** At all times after Buyer has deposited the Earnest Money with Seller and before the Closing, Buyer (and its employees, agents, and contractors) may enter the Property for the purpose of conducting soil tests, environmental tests and additional survey work, subject to the following conditions:
- a. Within one week after the termination of this Agreement, if either Seller or Buyer terminate this Agreement in accordance with the provisions hereof prior to Closing, Buyer must repair and or restore any damage Buyer or its employees, agents or contractors cause to the Property and remove any personal property, refuse or debris Buyer or its employees, agents or contractors brought onto or authorized third parties to bring onto the Property.
 - b. Buyer must defend and indemnify Seller from and against and hold Seller harmless Seller from all “Claims,” as defined in Section 10, arising out of, resulting from or relating to any loss of or damage to any property or business or out of any injury to or death of any person, if the loss, damage, injury, or death arises or is alleged to arise either directly or indirectly and either wholly or in part from: (a) any action or omission of Buyer or its employees, agents, or contractors, while on the Property pursuant to this Section; or (b) actions or omissions of Buyer or Buyer’s employees, agents, or contractors that cause or result in the release of any Hazardous Substance onto the Property or onto other property.
 - c. Buyer must comply with and shall cause it employees, agents, and contractors to comply with all applicable laws, while on the Property.
 - d. Other than a standard Phase 1 environmental assessment, Buyer may not commence any environmental testing on the Property until Buyer submits a work

plan for such testing to Seller and Seller approves the work plan, in writing. Seller may not unreasonably withhold, condition or delay Seller's approval of a work plan.

- e. Buyer must, promptly and without demand from Seller, provide Seller with true and complete copies of all draft and final reports relating to Buyer's geotechnical and environmental investigations and testing of the Property including, without limitation, any reports relating to any Phase I Environmental Site Assessment of the Property.
- f. The cost of any test or additional survey work will be borne solely by Buyer.

8. PROPERTY SOLD AS IS. Subject to Buyer's right to terminate this Agreement pursuant to Section 9, Buyer agrees to accept the Property in its current condition, including, without limitation, its current environmental and geological condition, and in an "AS-IS" and with "ALL FAULTS" condition. Buyer's payment of the Purchase Price at Closing constitutes Buyer's acknowledgment and agreement that:

- a. Seller has not made any written or oral representations or warranties of any kind with respect to the Property (including without limitation express or implied warranties of title, merchantability, or fitness for a particular purpose);
- b. Buyer has not relied on any written or oral representation or warranty made by Seller, its agents or employees with respect to the condition or value of the Property;
- c. Buyer has had an adequate opportunity to inspect the condition of the Property, including without limitation any environmental testing, and to inspect documents applicable thereto, and Buyer is relying solely on such inspection and testing; and
- d. The condition of the Property is fit for Buyer's intended use.
- e. Buyer accepts all risk of Claims (including without limitation all Claims under any Environmental Law and all Claims arising at common law, in equity or under a federal, state or local statute, rule or regulation) whether past, present or future, existing or contingent, known or unknown, arising out of, resulting from or relating to the condition of the Property, known or unknown, contemplated or un contemplated, suspected or unsuspected, including without limitation the presence of any Hazardous Substance on the Property, whether such Hazardous Substance is located on or under the Property, or has migrated from or to the Property.

9. INSPECTION PERIOD.

- a. Except as otherwise provided in Section 6, Buyer shall have from the date that Buyer deposits the Earnest Money with Escrow Agent to **April 01, 2018** (the

“Inspection Period”) to investigate the Property and determine, in Buyer’s sole judgment, whether (i) the condition of the Property is suitable to Buyer’s intended use; and (ii) Buyer will be able to obtain all governmental approvals (including, but not limited to, approvals necessary to subdivide and re-plat the Property) and utilities necessary for Buyer’s intended use of the Property. Buyer acknowledges and agrees that Seller has not made any covenants, representations or warranties regarding Buyer’s ability to obtain governmental approvals from the City of Ramsey or any other governmental entity. The City of Ramsey will review, consider and act on any applications Buyer submits to the City for governmental approvals in accordance with City Code.

- b. Buyer may, at any time on or before 5:00 p.m. on the last day of the Inspection Period, terminate the Agreement by written notice to Seller based on Buyer’s determination, in Buyer’s sole and absolute discretion, that the condition of the Property is not suitable for Buyer’s intended use or that Buyer may not be able to obtain all governmental approvals and utilities necessary for Buyer’s intended use of the Property. In addition, this Agreement automatically terminates at 5:00 p.m. on the last day of the Inspection Period unless, prior to that time Buyer delivers a written notice of Buyer’s intention to proceed (a **“Notice to Proceed”**) to Seller.
- c. If, pursuant to Section 9(b) either Buyer terminates this Agreement or this Agreement is automatically terminated, the Escrow Agent must disburse to Buyer any Earnest Money Escrow Agent holds.

10. DEFINITIONS. As used in this Agreement:

“Claim” or **“Claims”** means any and all liabilities, suits, claims, counterclaims, causes of action, demands, penalties, debts, obligations, promises, acts, fines, judgments, damages, consequential damages, losses, costs, and expenses of every kind (including without limitation any attorney’s fees, consultant’s fees, costs, remedial action costs, cleanup costs and expenses which may be related to any claims).

“Environmental Law” means the Comprehensive Environmental Response, Compensation and Liability Act (“CERCLA”), 42 U.S.C. § 9601 et seq., the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq., the Federal Water Pollution Control Act (the Clean Water Act), 33 U.S.C. § 1251 et seq. the Clean Air Act, 42 U.S.C. § 7401 et seq., and the Toxic Substances Control Act, 15 U.S.C. § 2601 et seq., all as amended from time to time, and any other federal, state, local or other governmental statute, regulation, rule, law or ordinance dealing with the protection of human health, safety, natural resources or the environment now existing or hereafter enacted.

“Hazardous Substance” or **“Hazardous Substances”** means any pollutant, contaminant, hazardous substance or waste, solid waste, petroleum product, distillate, or fraction, radioactive material, chemical known to cause cancer or reproductive toxicity, polychlorinated biphenyl or any other chemical, substance or material listed or identified in or regulated by any Environmental Law.

11. RELEASE. By accepting the deed to the Property, Buyer, for itself, its directors, officers, stockholders, divisions, agents, affiliates, subsidiaries, predecessors, successors, and assigns and anyone acting on its behalf or their behalf hereby fully releases and forever discharges Seller from any and all Claims (including without limitation all Claims arising under any Environmental Law and all Claims arising at common law, in equity or under a federal, state or local statute, rule or regulation), past, present and future, known and unknown, existing and contingent, arising out of, resulting from, or relating to the condition of the Property, and Buyer hereby waives any and all causes of action (including without limitation any right of contribution) Buyer had, has or may have against Seller and anyone acting on its behalf with respect to the condition of the Property, whether arising at common law, in equity or under a federal, state or local statute, rule or regulation. The foregoing shall apply to any condition of the Property, known or unknown, contemplated or un contemplated, suspected or unsuspected, including without limitation the presence of any Hazardous Substance on the Property, whether such Hazardous Substance is located on or under the Property, or has migrated from or to the Property.

12. NOTICES. Notices permitted or required by this Agreement must be in writing and shall be deemed given when delivered in legible form to the party to whom addressed. Notices may be sent by certified mail or e-mail. Notices are effective two business days after they are mailed via certified mail, return receipt requested or, if sent by email, upon email transmission (provided that any email transmission that occurs after 5:00 pm Pacific Time will be deemed provided on the following day). If delivered at the Closing, a notice shall be deemed given when hand-delivered to the party's representative at the Closing. The business addresses of the parties are as follows:

Seller: City Administrator
City of Ramsey
7550 Sunwood Drive N.W.
Ramsey, MN 55303
Email: pbrama@cityoframsey.com

Buyer: CAP Acquisitions, LLC
Scott Morris
120 West Cataldo Ave., Suite 100
Spokane, WA 99201
Email: scottm@inlandconstruction.com

Notices not given in the manner or within the time limits set forth in this Agreement are of no effect and may be disregarded by the party to whom they are directed.

13. CLOSING. This transaction shall close within 30 days after Buyer delivers a Notice to Proceed to Seller or on such earlier date as Seller and Buyer may establish by mutual, written agreement; provided, however, Buyer may extend the Closing a total of two (2)

times, each time for a period of sixty (60) days, by depositing an additional Ten Thousand and 00/100 Dollars (\$10,000.00) earnest money with Escrow Agent for each extension. Each \$10,000 extension payment shall be non-refundable, but applicable to the Purchase Price. The Closing shall take place at the offices of the Escrow Agent, or at some other place as the parties may mutually agree prior to such date. At the option of either Party, the executed closing documents, Purchase Price and closing costs may be deposited with the Escrow Agent and disbursed by the Escrow Agent pursuant to avoid the necessity for a Closing at which the Parties are present.

a. **Seller's Obligations at Closing.** At Closing, Seller must deliver to Escrow Agent, for delivery to Buyer:

- i. A limited warranty deed, duly executed and acknowledged on behalf of the City and with the City's seal affixed, conveying title to the Property, subject to (A) the lien of real estate taxes, if any, not yet due and payable and any installments of special assessments certified for payment therewith; (B) Building, Subdivision and Zoning Ordinances; (C) Matters that would be disclosed by an accurate survey of the Property; and (D) matters that constitute Permitted Exceptions pursuant to Section 6;
- ii. A certified copy of a duly adopted City Ordinance and Resolution authorizing Seller's sale of the Property to Buyer; and
- iii. Seller's affidavits, well disclosure certificate (if required), settlement statement approved by Seller and Buyer, and any other documents required by the Escrow Agent.

b. **Buyer's Obligations at Closing.** At Closing, Buyer must:

- i. Wire Transfer (or deliver a certified check in) an amount equal to the amount of the Purchase Price adjusted for to reflect Buyer's prior payment of the Earnest Money and to reflect amounts Buyer must pay or will receive pursuant to Section 14(c), to Escrow Agent for disbursement to Seller and others pursuant to this Agreement and the Settlement Statement; and
- ii. File or cause Escrow Agent to file an Electronic Certificate of Real Estate Value, if required and necessary.

c. **Closing Costs.**

- i. At Closing, the following Seller closing costs and expenses must be paid from the Purchaser Price or, if the Purchase Price is not sufficient, paid by Seller:
 1. Seller's portion of the prorated property taxes.

2. Seller's own attorney's fees.
 3. One-half the cost of any closing fees.
 4. The cost of real estate broker commission fees as prescribed in Section 15.
- ii. At Closing Buyer must pay the Purchase Price to Seller and the following costs and expenses:
1. Buyer's portion of prorated property taxes.
 2. Buyer's own attorney's fees.
 3. One-half the cost of any closing fees.
 4. Documentary and recording fees for the deed(s).
 5. The cost of the owner's title insurance policy, if Buyer elects to purchase an Owner's title insurance policy.
 6. State deed tax.
- d. **Possession.** Seller must deliver possession of the Property to Buyer at Closing.

14. REAL ESTATE BROKERS. Seller and Buyer represent and warrant to each other that they have dealt with no brokers, real estate agents, finders or the like in connection with this transaction, other than CBRE, Inc. ("Buyer's Broker"), which represents the Seller and the Buyer. Seller shall pay Broker as required by their agreement (5% of final sale price). Seller and Buyer agree to indemnify each other and to hold each other harmless against all claims, damages, costs or expenses of or for any broker's fees or commissions resulting from their actions or agreements regarding the execution or performance of this Agreement, other than the fees payable to Seller's Broker, and will pay all costs of defending any action or lawsuit brought to recover any such fees or commissions incurred by the other party, including reasonable attorney's fees.

15. ASSIGNMENT. This Agreement may not be assigned without the written consent of the non-assigning Party; provided, however that Buyer may assign this Agreement to a third party affiliated with or under common control with Buyer if it provides written notice of such assignment to Seller and Escrow Agent prior to Closing. Any such assignment shall not relieve Buyer of its obligations hereunder. The Seller recognizes the Buyer intends to assign this Agreement to an affiliated special purpose entity that will be registered officially with the State of Minnesota.

16. THIRD PARTY BENEFICIARY. There are no third party beneficiaries of this Agreement, intended or otherwise.

17. JOINT VENTURE. Seller and Buyer, by entering into this Agreement and completing the transactions described herein, shall not be considered joint venturers or partners.

18. CAPTIONS. The paragraph headings or captions appearing in this Agreement are for convenience only, are not a part of this Agreement, and are not to be considered in interpreting this Agreement.

19. ENTIRE AGREEMENT / MODIFICATION. This written Agreement constitutes the complete agreement between the parties and supersedes any prior oral or written agreements between the parties regarding the Property. There are no verbal agreements that change this Agreement and no waiver or modification of any of its terms will be effective unless in writing executed by the parties.

20. BINDING EFFECT. This Agreement binds and benefits the Parties and their successors and assigns.

21. CONTROLLING LAW. This Agreement is made under the laws of the State of Minnesota and such laws will control its interpretation.

22. REMEDIES.

- a. If Buyer fails to perform any of the terms or conditions of this Agreement within the specified time limits, Seller may declare this Agreement terminated pursuant to Minnesota Statutes section 559.21. Seller's sole remedy in the event of Buyer's default is retention of the Earnest Money, unless Buyer defaults under Section 7 or 12 of this Agreement, in which case Seller may retain the Earnest money or suspend the performance of its obligations under this Agreement and commence an action in Anoka County District Court to recover its actual damages arising from the default.
- b. If Seller fails to perform any of the terms or conditions of this Agreement within the specified time limits, Buyer may, as its sole remedy, declare this Agreement terminated in which case Escrow Agent and, if applicable, Seller, shall refund the Earnest Money (both the Initial Disbursement and the Remaining Earnest Money) to Buyer, or, in the alternative, Buyer may have this Agreement specifically enforced and recover any incidental damages. Buyer waives all claims for consequential damages against Seller based on Seller's breach or alleged default hereunder.

23. WAIVER. Failure of Seller or Buyer to insist upon the performance of any of the covenants, agreements and/or conditions of this Agreement or to exercise any right or privilege herein shall not be deemed a waiver of any such covenant, condition or right.

24. SURVIVAL OF TERMS AND CONDITIONS. The terms and conditions of this Agreement shall survive and be in full force and effect after the delivery of the deed, and shall not be deemed to have merged therein.

25. SEVERABILITY. Each provision of this Agreement shall apply to the extent permitted by applicable law and is intended to be severable. If any provision is illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the legality or validity of the remainder of the Agreement.

26. CONSTRUCTION. The Parties acknowledge that this Agreement was initially prepared by Seller solely as a convenience and that all Parties and their counsel hereto have read and full negotiated all the language used in this Agreement. The Parties acknowledge that because all Parties and their counsel participated in negotiating and drafting this Agreement, no rule of construction shall apply to this Agreement to construe ambiguous or unclear language in favor of or against any Party.

27. COUNTERPARTS; DIGITAL COPIES. This Agreement may be executed in any number of counterparts and the signature pages of the separate counterparts combined into a single copy of this Agreement which will then constitute a fully executed version of this Agreement. A facsimile, .pdf file or digital copy of a signed counterpart or of an assemblage of counterparts of this Agreement shall be deemed to be an original thereof.

28. TIME PERIODS. The time for performance of any obligation or taking any action under this Agreement shall be deemed to expire at 5:00 p.m. Pacific Time on the last day of the applicable time period provided for in this Agreement. If the time for the performance of any obligation or taking any action under this Agreement expires on a Saturday, Sunday or legal holiday, the time for performance or taking such action shall be extended to the next succeeding day which is not a Saturday, Sunday or legal holiday.

29. CONSTRUCTION DEADLINE. Buyer shall obtain a building permit for -- an age restricted, market rate, apartment community of approximately 150 to 200 units, which shall include first floor structured parking -- no later than six (6) months following Closing. At Closing, a "Right of Re-Entry Agreement" must be executed and recorded to the Property providing that in the event the above building permit deadline is not met, Seller has the right to reclaim title to the Property. Additionally, unless due to circumstances beyond Buyer's control (such as fire/casualty/force majeure), Buyer shall obtain a certificate of occupancy for the project from the City of Ramsey no later than thirty (30) months following Closing. In the event the above construction deadline is not met, Buyer shall pay Seller a \$50,000 penalty. In the event the penalty is not paid within 30 days of receipt of notice, Seller may certify the penalty to Anoka County as an assessment against the Property.

Obtaining Building Permit:

Shall mean fully paying for and physically receiving an approved Building Permit from the City of Ramsey's Building Department. A Building Permit includes, but is not limited to, the following fees: plan review fee, erosion control fee, base permit fee, water access charge (WAC), and sewer access charges (SAC).


Building permit fees are non-refundable. Successfully applying for a Building Permit does not constitute obtaining a Building Permit.

30. PLATTING & DEVELOPMENT AGREEMENT. Buyer must obtain an approved final plat, development agreement, and building exterior visual renderings with the City of Ramsey for its intended project -- an age restricted, market rate, apartment community of approximately 150 to 200 units, which shall include first floor structured parking -- before Closing. The Development Agreement and Site Plan must comply with all local

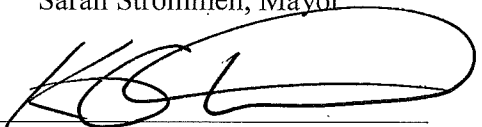
zoning ordinances and design standards, including The COR Design Standards which are attached hereto as **Exhibit B**.

- 31. PUBLIC ROADS COST-SHARE.** Both the Buyer and Seller understand that various public roadway connections must be constructed as a result of this new proposed development project (a portion of Ramsey Parkway, 145th Ave NW, Center Street, and Willemite Street). The Buyer shall be responsible for twenty percent (20%) of total public roadway project costs. Said 20% assignment to the Buyer shall occur only on public roadway sections located directly adjacent to the Property. Public Roadway costs shall include all roadway costs, such as: roads, utilities, sidewalks, boulevards, landscaping, benches, trash receptacles, curb/gutter, and street lighting. Before the end of the Inspection Period, the Seller and Buyer shall both, in writing, approve an engineer's feasibility report for said public roadway work; which, shall include a cost assignment schedule (and/or reimbursement agreement in the event Buyer agrees to assume responsibility for constructing any of the public roadway connections in conjunction with the construction of its project).
- 32. CITY PARK PLATTING.** Seller acknowledges that Buyer's selection of the Property location and shape was influenced by Seller's representation that a park is planned to be developed directly south of the Property. While Seller cannot guarantee the timing of the park development, Seller agrees to legally dedicate not less than 1.5 acres of land for the park as part of Buyer's final plat (referenced in Section 30 above), precluding such land from being sold or developed for other purposes. With Seller's cooperation, Buyer k shall incorporate the land to be dedicated as a park into Buyer's preliminary plat

SELLER: The City of Ramsey, a Minnesota municipal corporation


By: 
Sarah Strommen, Mayor

Dated: 9/26, 2017

By: 
Kurt Ulrich, City Administrator

Dated: 9/27, 2017

BUYER: CAP Acquisitions, LLC, a Washington Limited Liability Company.

By: 

Scott Morris, Manager

Dated: September 28, 2017

EXHIBIT A
Preliminary Draft Concept Map
(will be updated, changes will occur)

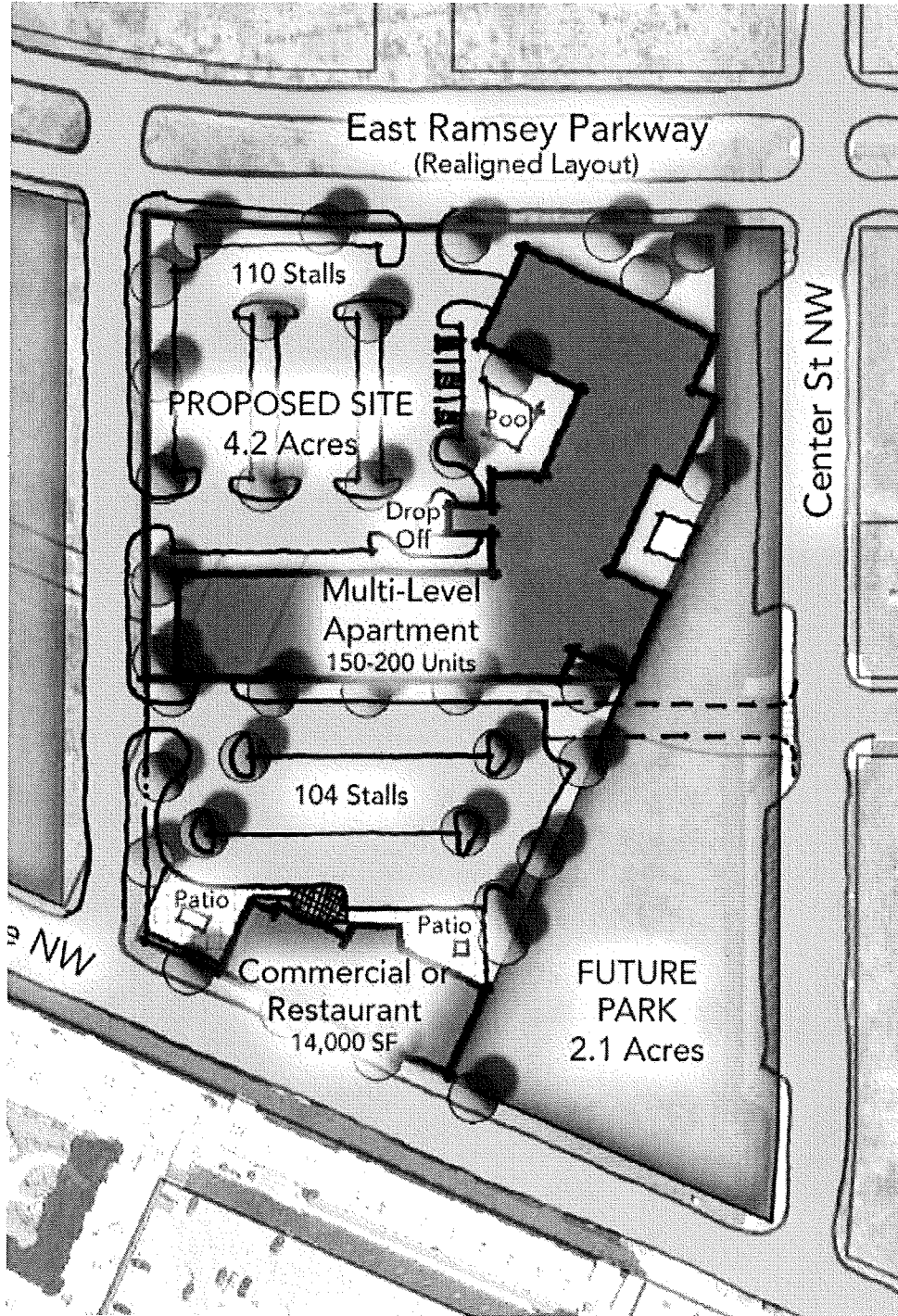
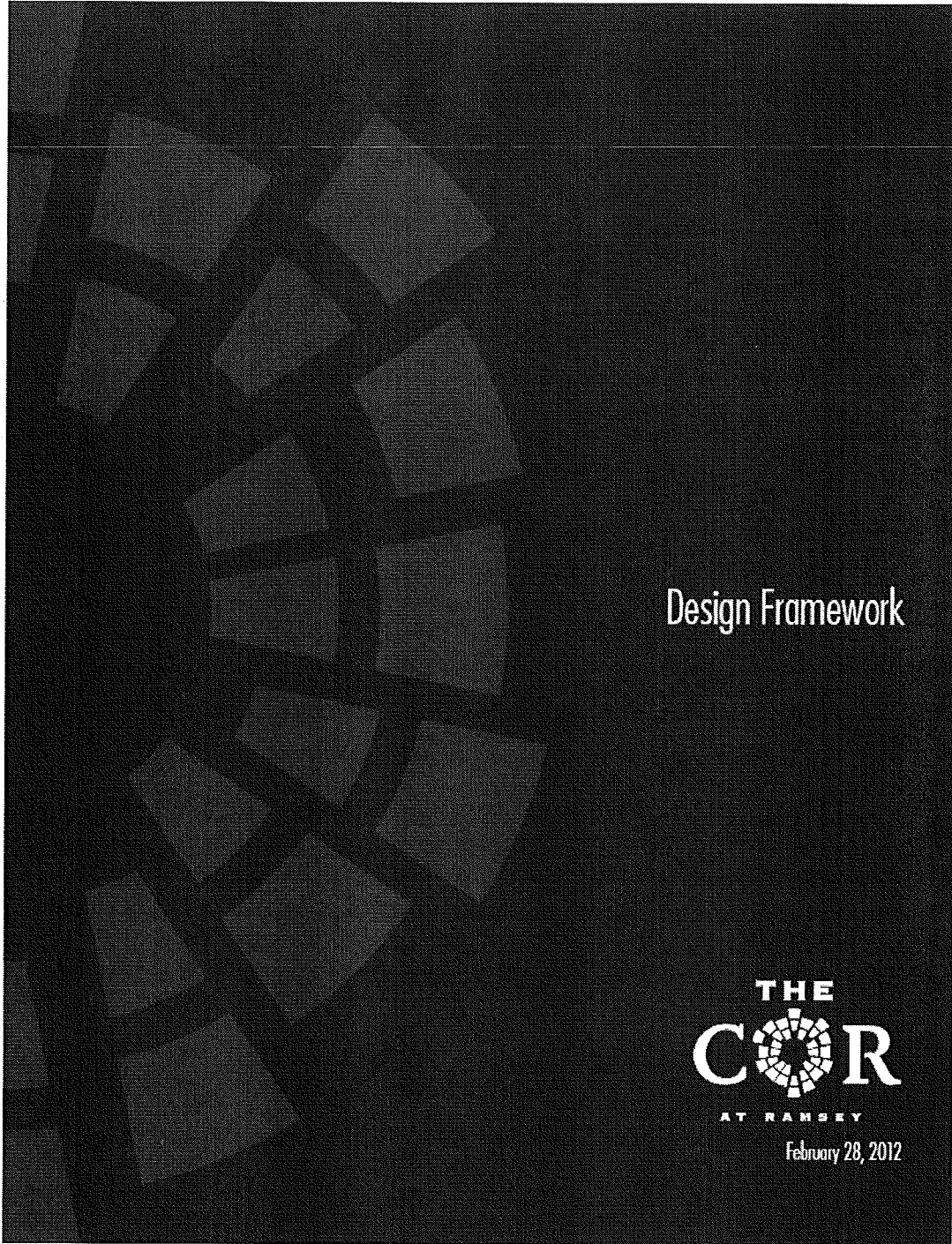


EXHIBIT B
The COR Design Framework
cityoframsey.com/thecor > Design Framework





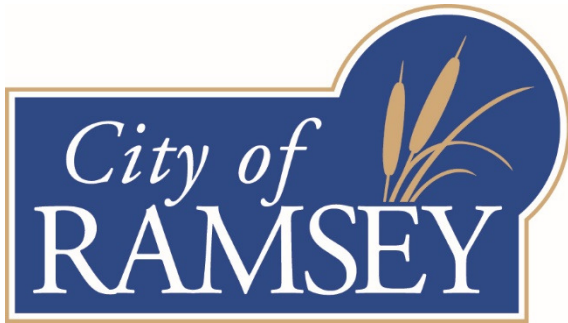
**BOLTON
& MENK**

Real People. Real Solutions.

Center Street Area Analysis Located within the COR

City of Ramsey

DECEMBER 2017



Submitted by:

Bolton & Menk, Inc.
7533 Sunwood Drive NW #206
Ramsey, MN 55303
P: 763-433-2851
F: 763-427-0833

EXECUTIVE SUMMARY

The Ramsey City Council and Ramsey Economic Development Authority (EDA) have identified the need to prepare for further development of the COR. The City has identified an area of publicly owned land located west of Center Street NW for a potential apartment complex and City park. The area is generally located north of Sunwood Drive NW, east of Xenolith Street NW, South of Ramsey Parkway and west of Center Street NW.

This analysis included examining the feasibility of constructing the required supporting public infrastructure, and developing preliminary design layout plans in this area of the COR.

A portion of the public improvements adjacent to the area were completed in 2004 along Sunwood Drive NW and in 2014 along Center Street NW. The street and utility improvements completed include construction of a 30-inch trunk sanitary sewer main in Sunwood Drive, an extension of 12-inch sanitary sewer in Center Street, and an extension of 12-inch watermain in Center Street.

Future improvements required to serve the study area include:

- Construction of Ramsey Parkway west from Center Street NW to Xenolith Street NW,
- Construction of Ramsey Parkway west from Xenolith Street NW to Zeolite Street,
- Expansion of Center Street NW north to Ramsey Parkway,
- Construction of Xenolith Street NW,
- Construction of Yolite Street NW between Ramsey Parkway and Sunwood Drive,
- Extension of an 8-inch sanitary sewer line along Xenolith Street NW,
- Looping an 8-inch water main along Xenolith Street and Ramsey Parkway,
- Relocation of a 15-inch trunk sanitary sewer line along Ramsey Parkway,
- Use of a regional rate control basin to maintain existing storm water flow rates in the COR,
- Construction of a 30-inch regional pond outlet pipe along Yolite Street NW,
- Installation of street lighting, trails/sidewalks, and landscaping consistent with City Policy, and
- Obtaining of ROW required for improvements during the platting process.

The total for the roadway, trail, sidewalk, street lighting, lateral sanitary sewer and water main improvements is estimated at \$3,652,000.

The total trunk related improvements for sanitary sewer and storm sewer is estimated at \$215,000.

The total landscaping improvements along Sunwood Drive from Zeolite Street to Sapphire Lane is estimated at \$691,000.

The costs are considered project costs and include 30% contingencies and project development costs (administrative, engineering, and fiscal).

The information presented in this report is intended to allow for discussions with property owners and developers, as well as allow the City to begin considering funding options

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Appendix

APPENDIX A: COR EXHIBIT

APPENDIX B: FIGURES

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- Figure 2: Road Segments
- Figure 3: Geometrics
- Figure 4: Right of Way Layout
- Figure 5: National Wetland Inventory
- Figure 6: Sanitary Sewer
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- Figure 15: Segment E Geometrics
- Figure 16: Typical Sections
- Figure 17: Typical Sections

I. INTRODUCTION

The Ramsey City Council and Ramsey Economic Development Authority (EDA) have identified the need to prepare for further development of the COR. The City has identified an area of publicly owned green space located west of Center Street NW for a potential apartment complex and City park. Appendix A includes the COR Development Plan 6.0 (05.15.2012). Appendix B includes figures referenced throughout this study, Figure 1 depicts the general location of the study area associated with this analysis. Figure 2 depicts the individual street segments analyzed.

The Center Street study area is one component (approximately 22 acres) of a larger green-field area ready for development (approximately 87 acres). The larger area includes property designated for traditional retail/commercial development, along with high-density residential uses. The City anticipates a portion of the Center Street study area to be developed into a City park area (See Figure 3).

The primary roadway system serving this area of the COR is Bunker Lake Boulevard to the north and Sunwood Drive NW to the south. This analysis includes examining the feasibility of constructing supporting public infrastructure in, and adjacent to, the study area.

II. STUDY CONTENT

The purpose of this analysis is to determine the necessary public infrastructure and associated costs required to allow land within the study area to develop. Roadways included in the study are as follows:

- Ramsey Parkway from Center Street NW to Zeolite Street NW,
- Center Street NW from the existing developed section north to Ramsey Parkway,
- Xenolith Street NW from Sunwood Drive to Ramsey Parkway, and
- Yolite Street NW from Sunwood Drive to Ramsey Parkway.

Figure 2 in Appendix B depicts the roadway segments included in this analysis.

Our analysis consists of four separate components that, when combined, provide an overview of the study area needs:

- **Preliminary Design Layout** – Provides a graphical depiction of the public roadways and utilities,
- **Regional Storm Water Analysis** – Defines conceptual storm water ponding needs and building pad elevations,
- **Preliminary Project Cost Estimates** – Provides a baseline for fiscal planning of the improvements, and
- **Final Report** – Describes required infrastructure improvements, layouts and costs.

III. BASE DATA AND GUIDANCE

Prior to initiating the study, the City of Ramsey provided record drawings, plan drawings and GIS information for use in creating an existing infrastructure base map. Additionally, the following information and guidance was given by the City for completing the study.

- The City is not requesting a master-planning effort for this analysis. It is unknown where internal driveways, and related curb-cuts, will be needed.
- Providing service lines for sewer and water utilities should be considered along all future roadways. While the precise locations of the service lines is unknown, costs associated with the improvements should be considered in the report.
- Cost estimations and design should include: roadways, trails/sidewalks, storm water management features, street lighting, trunk water mains and trunk sanitary sewer mains.
- The City has adopted Comprehensive Sanitary Sewer and Water Plans. These plans should be reviewed and consulted as forecasting and design work is completed.
- Regional storm water considerations should be included in the study

IV. GENERAL DISCUSSION

While the primary focus of the analysis is related to identifying the public infrastructure required to serve development, additional considerations can influence decision-making. The following items were considered throughout the course of the analysis.

Right-of-Way Requirements

The COR was originally platted as Ramsey Town Center in 2003, with roadway rights-of-way (ROW) being established over a portion of the area. Future improvements within the COR will be primarily development driven, and ROW secured through the platting process. Understanding and documenting potential ROW needs will allow the City to plan in advance for acquisitions. Additionally, platted ROW can be vacated during the development process, allowing for larger areas of development.

Figure 4 shows the existing ROW that does not follow the master plan roadway alignments, and also shows new ROW required for future public improvements.

National Wetland Inventory

The National Wetland Inventory (NWI) shows three wetland areas within the study area. These areas are shown in Figure 5 in Appendix B.

The City has planned in advance for wetland impacts that may occur within a portion of the COR. In 2003 the City delineated these wetlands and completed a wetland mitigation strategy for replacement of impacted wetlands.

The mitigation plan was titled “On-Site Wetland Mitigation and Replacement Plan” and provided for the construction of four replacement wetlands. We anticipate the City will provide that documentation to developers as they begin to consider development options.

Segment Improvements

While there is a general understanding of the total public improvements required to serve the area, sequencing of the improvements will allow for planning and fiscal responsibility. Our understanding of the most likely individual segments to be developed initially are shown in Figure 2 in the Appendix, and include:

- **Segment A-1:**
 - Extension of Ramsey Parkway from Center Street NW to Xenolith Street NW.
 - Extend the existing typical section from the east (Figures 10 & 16).
 - Extension of sanitary sewer, storm sewer and watermain.
- **Segment A-2:**
 - Extension of Ramsey Parkway from Xenolith Street NW to Zeolite Street NW.
 - Extend the existing typical section from the east (Figures 11 & 16).
 - Extension of sanitary sewer, storm sewer and watermain.
 - Reroute existing 15-inch sanitary sewer to new alignment.
- **Segment B:**
 - Extension of Center Street NW to Ramsey Parkway.
 - Extend the existing typical section from the south (Figures 12 & 16).
 - Extension of storm sewer as needed for roadway drainage.
- **Segments C1 and C2:**
 - Construction of Xenolith Street NW from Sunwood Drive to Ramsey Parkway.
 - 36-foot roadway with two 6-foot sidewalks on either side (Figures 13 & 17).
 - Extension of sanitary sewer, storm sewer and watermain.
- **Segments D1, D2, D3 and D4:**
 - Construction of sidewalk and plantings along the north side of Sunwood Drive.
 - Extend the existing boulevard layout used east of Sapphire Street NW (Figures 14 & 17).
 - Extension of irrigation for planting areas.
- **Segment E:**
 - Construction of Yolite Street NW from Sunwood Drive to Ramsey Parkway.
 - 36-foot roadway with two 6-foot sidewalks on either side (Figures 15 & 17)
 - Extension of watermain.
 - Extension of storm sewer for regional pond outlet.

Estimated project costs for each segment were developed to allow for the City to plan for the sequenced implementation of the improvements and are summarized later in this report.

Jurisdictional Authority/Approvals/Permits

As the project moves from the planning stages to design and construction, permits will be required from various agencies. Understanding and planning for requirements associated with obtaining permits and approvals at this time will be critical to the ultimate success of the process. The following agencies will be permitting entities for considered improvements:

- Minnesota Department of Transportation State Aid: Sunwood Drive NW is a State Aid route,
- Minnesota Pollution Control Agency: NPDES Storm Water Permit,
- Minnesota Pollution Control Agency: Sanitary Sewer Extension Permit,
- Minnesota Department of Health (MDH): Watermain Extension,
- Department of Natural Resources (DNR): Dewatering,
- Lower Rum River Watershed Management Organization: Storm Water.

Recent Improvements

Improvements to the area were completed in 2004, 2005 & 2014. The street and utility improvements completed at that time included:

- 2004: Construction of a 30-inch sanitary sewer trunk main and the installation of a 12-inch watermain along Sunwood Drive NW.
- 2005: Extension of 18-inch sanitary sewer along the anticipated West Ramsey Parkway alignment from Zeolite Street to Yolite Street NW, then along Yolite Street to Sunwood Drive.
- 2014: Extension of 12-inch watermain along Center Street from Sunwood Drive to Ramsey Parkway. A 12-inch sanitary sewer main was also installed along Center Street from Sunwood Drive to 145th Avenue NW.

All of the improvements completed at the time were consistent with the City's Sanitary Sewer and Water System Comprehensive Plans.

V. UNDERSTANDING PREVIOUS IMPROVEMENTS

Significant planning was completed prior to completion of the improvements constructed in 2004, 2005, and 2014. Understanding the thoughts behind previous improvements can help avoid omissions when considering future improvements.

Street and Trail Improvements

Sunwood Drive NW

The improvements completed in 2004 provided a fully developed concrete roadway adjacent to the study area. The boulevard was designed to allow for future widening and expansion as development and other improvements occur.

Center Street NW

Improvements to Center Street NW were completed in 2014 and included construction of a 36-foot wide bituminous street with a 10 foot concrete sidewalk, angled parking along the west side, and parallel parking stalls along the east side of the street.

The extension of the full Center Street typical section was completed to 100-feet north of 145th Avenue NW. The remaining roadway was then constructed as a temporary street section with bituminous curb and a bituminous trail for a distance of approximately 220-feet to Ramsey Parkway.

Zeolite Street NW

Zeolite Street was constructed as a temporary rural section with bituminous surface in 2005 from Sunwood Drive to Bunker Lake Boulevard.

Bituminous Trails

A 10-foot wide bituminous trail was constructed in the wide median of Ramsey Parkway east of Center Street. A continuation of the trail was also constructed along the west side of Center Street to allow for a connection to the 10-foot concrete walk near 145th Avenue NW.

Sanitary Sewer Improvements

In 2004, a 30-inch trunk sanitary sewer was extended along Sunwood Drive to serve the COR. In 2005, 15-inch and 18-inch sanitary sewer was installed from Bunker Lake Boulevard to Sunwood Drive. This main was installed in Zeolite Street from Bunker Lake Boulevard to the currently platted Ramsey Parkway. This main then followed the un-platted Yolite Street alignment to Sunwood Drive.

The segment of sanitary sewer main that follows the platted Ramsey Parkway does not follow the revised 2012 master plan alignment of Ramsey Parkway. This main may need to be realigned when this segment of Ramsey Parkway is constructed.

The existing sanitary sewer trunk mains adjacent to the study area have capacity to provide service to the study area.

Water Distribution and Supply Improvements

12-inch Watermain has been installed in all three streets adjacent to the study area (Sunwood Drive, Center Street, and Zeolite Street). All of the trunk mains installed included provisions for service to the study area in the form of 8-inch lateral watermain services.

The elevated storage for the City of Ramsey is adequate to provide fire flow to the study area. The distribution system was also found to be adequate to serve the study area.

Storm Water Management

A storm sewer system was previously constructed in Sunwood Drive and Center Street NW. The system directed roadway runoff to regional ponds located to the east and south of the study area.

A storm sewer system comprised of 33-inch to 42-inch has been installed directly north of the study area in what was previously named West Town Center Drive. The planned roadway alignment was revised in the 2012 COR master plan, and a portion of the constructed storm sewer system lies within the boundaries of the regional pond. When the pond is constructed, a portion of this storm sewer will most likely be removed.

Drainage for the study area is planned to flow north from Sunwood Drive and west from Center Street to a regional pond located north of Ramsey Parkway and west of Center Street. The outlet for the regional pond currently discharges to an open area located on the south side of the future Ramsey Parkway. The storm water then flows overland to a pipe near the Sunwood Drive and Yolite Street intersection. The pond outlet is anticipated to ultimately include a discharge pipe from the regional pond to the Sunwood Drive storm sewer. This pipe will most likely be extended along the future Yolite Street.

We assume the regional pond will be constructed in phases as properties develop. No cost analysis was performed related to construction of the pond.

VI. ADDITIONAL ANALYSIS

As a portion of this analysis, we reviewed City Comprehensive Plans for sanitary sewer and water main needs for the study area and completed a rough site grading review of the City park area. The following is a summary of results for the various analyses and reviews.

Sanitary Sewer and Water Main

The segment of trunk sanitary sewer main following the currently platted Ramsey Parkway does not follow the revised 2012 master plan alignment. This main may need to be realigned when this segment of Ramsey Parkway is constructed.

An 8-inch gravity sanitary sewer main will be adequate to convey flows from the area. For this analysis, we included an allowance for 8-inch service lines to be extended to properties along the corridor.

All existing streets include provisions to extend 8-inch watermain into the study area. Future roadway construction should include 8-inch watermain to complete looping in the study area. In the case that a high water user plans to develop within the project area, additional flow analysis should be performed to verify they will have adequate flow and pressure for their individual needs.

Figure 6 in Appendix B depicts sanitary sewer and Figure 7 depicts the water main improvements within the study area.

Storm Water Management

Storm water management concepts were developed to maintain existing drainage patterns and preserve the conveyance and flood storage capacity of the existing site.

Storm water runoff within the study area is planned to flow north from Sunwood Drive and west from Center Street NW to a large future regional pond proposed on the north side of Ramsey Parkway. The outlet for this regional pond will most likely to be extended along the future Yolite Street, where an existing 30-inch arch pipe has been extended into the study area from Sunwood Drive.

In the interim condition, a swale should be constructed from the pond to the Sunwood Drive storm sewer pipe. The pipe should be uncovered and an apron installed until such time as the final pond outlet pipe is fully constructed.

The existing hydraulic model was refined, and detail added, to allow for the analysis of storm water within the entire COR area. Preliminary storm water management conditions and requirements were then developed to determine the elevations required for building pads in the area.

The sub-watersheds were modeled using future land use conditions to generally size the regional storm water basin. The basin was sized to ensure proposed discharge rates were equal to existing flow rates. The pond was also reviewed with respect to potential storm sewer depths and potential aesthetic park function.

The pond footprint used in the analysis is as shown in the 2012 COR master plan. The normal water level was determined by using the elevation of the outlet pipe located near Sunwood Drive. Additional design parameters and regional storm water management planning should be further refined as the areas begin to develop. Figure 8 shows the general shape and location of the pond used in the analysis.

After reviewing record drawings and ALTA surveys, it was found that there is no emergency overflow (EOF) for the study area or for the proposed regional pond. Because of this, a back-to-back 100-year storm event was modeled to determine the anticipated elevation water could reach if the outlet should ever clog.

Cost estimates were not developed for the regional pond construction or private site storm sewer conveyance.

Site Grading

Existing hydraulic modeling was refined, and detail added, to analyze storm water conditions for future development scenarios. The regional pond elevation will be used to determine the minimum elevations required for building pads in the area.

The results of the modeling indicate the regional pond could reach an elevation of 865.5 during a 100-year back-to-back storm event. This should be considered a preliminary result at this time, as the actual pond size and shape could be revised based upon other studies occurring at the City.

The Lower Rum River Watershed Management Organization requires the lowest building pad elevation be a minimum of 1-foot above the high water level. Based on that requirement, the minimum building elevation should be 866.5.

Figure 9 depicts the average existing lot elevations, the proposed minimum lot elevations required, and an approximate fill volume required to raise each of the sites to the minimum elevation. Each site requires an average of approximately 1 foot of fill to meet minimum elevations required.

A new City park, located directly adjacent to Center Street NW, is in the planning stages at the City. The costs associated with importing fill for this parcel have been included in the alternate cost analysis section of this report.

Street Lighting

The costs included for street lighting were derived from recent projects within the City of Ramsey and are considered to be reasonable costs associated with providing street and pedestrian lighting along the corridors. Costs include conduit, wiring and the actual light fixtures to be installed. The density of the lighting fixtures is similar to the level provided along Riverdale Drive, east of Armstrong Boulevard. The costs provided are considered conservative and may be reduced depending upon the types of developments proposed and the density of lighting required.

Trails/Sidewalks

Trails were previously constructed along the center of the Ramsey Parkway median east of Center Street. Cost estimates were prepared which include a 10-foot bituminous trail along the extension of Ramsey Parkway to Zeolite Street.

A 10-foot concrete sidewalk is proposed along the west side of Center Street. All other roadways are proposed to include a 6-foot concrete sidewalk on either side of the road segment. Figures 10-17 in the Appendix show these layouts and typical sections.

Landscaping

The base project includes a very utilitarian approach to landscaping for the area. Bituminous trails and lighting were included, but other features, such as trees, shrubs, decorative features and monuments are not included in the estimated project costs. The exception to this is Sunwood Drive NW, where the boulevard costs include continuing the landscaping along the north side of Sunwood Drive as it exists east of Sapphire Street.

An alternative was also reviewed in the Ramsey Parkway median. A bio-retention basin was considered along the entire median to provide pre-treatment to the storm water prior to discharging into the regional pond. The base cost for Ramsey Parkway includes a 10-foot bituminous trail in the median with an alternative cost calculated for the cost difference between the two median options.

Right of Way and Easements

Locations of right of way needs are depicted on the figures based on roadway and trail sections. The exact areas will need to be determined during the platting process. We assumed that the right of ways would be dedicated as a portion of the development process and no costs are included in the project costs for acquisitions. Vacation of the existing platted right of ways that are no longer needed are also not included in the project costs.

Anoka County Regional Trail

The Central Anoka County Regional Trail follows Bunker Lake Boulevard, and currently terminates at Ramsey Boulevard. The trail had been proposed to follow Ramsey Boulevard to the south, crossing TH 10 and connecting to the Anoka County's Mississippi West Regional Park. A new alignment is now being proposed, which ultimately takes advantage of the proposed Mississippi Skyway for crossing TH 10. The new alignment follows Bunker Lake Boulevard further to the west, before turning south at Center Street. The trail then follows Center Street through much of the COR, connecting to the transit station on the north side of TH 10.

Timing of Improvements

While the improvements discussed and depicted in the figures will be required to support the area, timing of the improvements will most likely be dependent upon each proposed development.

As individual developments are considered, the public infrastructure will need to be reviewed and determinations made as to its adequacy to serve the properties. As upgrades, extensions and improvements are determined to be necessary, funding strategies will need to be developed which may include full or partial assessments to benefitting properties.

VII. COST CONSIDERATIONS

Costs estimates were developed for each improvement type. These estimates are based on past bid pricing and similar projects completed previously. The segments are depicted on Figure 2 in Appendix B. All costs presented in the following pages are 2018 costs.

<u>Improvement</u>	<u>Segment A-1</u>	<u>Segment A-2</u>	<u>Segment B</u>	<u>Segment C-1</u>
Roadway	\$ 361,000	\$ 713,000	\$ 150,000	\$ 171,000
Trails/Sidewalks	\$ 32,000	\$ 64,000	\$ 35,000	\$ 75,000
Street Lighting	\$ 22,000	\$ 43,000	\$ 13,000	\$ 17,000
Storm Sewer	\$ 118,000	\$ 234,000	\$ 35,000	\$ 43,000
Trunk Storm Sewer	\$ 43,000	\$ 0	\$ 0	\$ 0
Watermain	\$ 122,000	\$ 241,000	\$ 57,000	\$ 98,000
Sanitary Sewer	\$ 78,000	\$ 47,000	\$ 0	\$ 77,000
Trunk San Sewer	\$ 0	\$ 172,000	\$ 0	\$ 0
Total Costs	\$ 776,000	\$ 1,514,000	\$ 290,000	\$ 481,000

<u>Improvement</u>	<u>Segment C-2</u>	<u>Segment E</u>
Roadway	\$ 67,000	\$ 223,000
Trails/Sidewalks	\$ 30,000	\$ 98,000
Street Lighting	\$ 7,000	\$ 22,000
Storm Sewer	\$ 17,000	\$ 119,000
Trunk Storm Sewer	\$ 0	\$ 0
Watermain	\$ 38,000	\$ 127,000
Sanitary Sewer	\$ 31,000	\$ 27,000
Trunk San Sewer	\$ 0	\$ 0
Total Costs	\$ 190,000	\$ 616,000

Segments D-1, D-2, D-3 and D-4 include trails, sidewalks and miscellaneous street scape improvements along Sunwood Drive. The Segments, and associated costs, are presented in the following table.

<u>Segment</u>	<u>Location</u>	<u>Estimated Cost</u>
D-1	Zeolite Street to Yolite Street	\$ 204,000
D-2	Yolite Street to Xenolith Street	\$ 198,000
D-3	Xenolith Street to Center Street	\$ 176,000
D-4	Center Street to Sapphire Street	\$ 113,000
Total		\$ 691,000

The above costs are considered project costs and include 30% contingencies and project development costs. Project development costs include administrative, engineering, and fiscal related costs.

Summary of Costs

The total for the roadway, trail, sidewalk, street lighting, lateral sanitary sewer and water main improvements is estimated at \$3,652,000.

The total trunk related improvements for sanitary sewer and storm sewer is estimated at \$215,000.

The total landscaping improvements along Sunwood Drive from Zeolite Street to Sapphire Lane is estimated at \$691,000.

General Cost Estimating Assumptions

- Dewatering needed for sewer and water installation.
- Fill required for all roadways.
- Borrow material cost does not assume use of regional pond excavation.
- Aggregate base cost does not assume use of City stockpile.

Segment A-1 Assumptions

- Removal of existing 42-inch storm sewer included in trunk storm sewer cost.
- Sanitary assumed to extend to midpoint of last parcels serviced by sewer line.

Segment A-2 Assumptions

- Relocation of 18-inch trunk sanitary sewer into future Ramsey Parkway alignment included in trunk sanitary sewer cost.
- Sanitary assumed to extend to midpoint of last parcels serviced by sewer line.

Segment E Assumptions

- 30-inch regional pond outlet pipe included in storm sewer cost.
- Extension of sanitary sewer laterals to the right of way included in sanitary sewer cost.

Additional Assumptions

- No costs associated with construction of individual storm water ponds, as it is anticipated the regional pond will address all storm water runoff requirements. We assumed the region pond would be constructed incrementally, as individual parcels develop. The regional pond will be sized to address all impervious surfaces within the developable area including the public improvements and all individual site development within the study area.
- Park Fill is the estimated cost to grade the proposed City park parcel, fill the site to an elevation equal to the adjacent streets, place 4 inches of topsoil and seed and mulch the entire site. The estimated project cost to fill the site, topsoil, seed, and hydromulch is approximately \$231,000.

Alternatives Analysis

An alternate cost analysis was performed to determine the difference in cost if a bioretention basin was constructed along the median in Ramsey Parkway, in lieu of the bituminous trail currently being considered. The bio-retention basin is not required to meet water quality volume requirements, but instead to perform pre-treatment and create a native plantings and landscaping feature.

It is estimated that creating a swale along the median with landscaping would result in a cost savings of approximately \$10 per foot when compared to the installation of a 10-foot bituminous trail and sod.

VIII. COST ALLOCATION ALTERNATIVES

The costs, or a portion of the costs, of the improvements are typically allocated back to adjacent properties through the use of assessments, fees and other methods. The costs are typically allocated in a way that is equitable to the properties benefitting from the improvements. Public improvements that will become City owned and maintained are typically constructed through a public process, while secondary improvements are constructed by the property owner. For our analysis, we assumed the following items

would be constructed through the public process:

- Roadways, including storm water conveyance systems,
- Water System Facilities,
- Sanitary Sewer Facilities,
- Trails,
- Street Lighting, and
- City Parks

While the street lights will most likely be installed by a private utility and the trails could potentially be constructed by the property owner, we have included these items as public improvements.

Other improvements were considered secondary and are typically the property owner's responsibility:

- Sanitary Sewer Service Extensions,
- Water Service Extensions,
- Natural Gas Lines to Buildings,
- Telephone Service to Buildings,
- Electric Service to Buildings,
- Site Grading,
- Site Landscaping,
- Site Storm Water Conveyance, and
- Easement Dedication.

These types of improvements are typically inspected by the City for conformity with applicable codes and standards, but are constructed by the property owner.

APPENDIX A: COR EXHIBIT

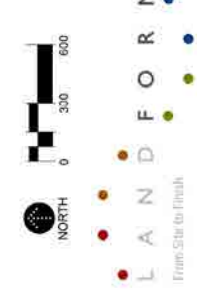
DEVELOPMENT STATUS

[Light Green Box]	EXISTING DEVELOPMENT
[Light Orange Box]	PROPOSED DEVELOPMENT
[Yellow Box]	ACTIVE DEALS
[Pink Box]	UNDER CONTRACT
[Purple Box]	COMPLETED

ACCESS

[Traffic Light Icon]	EXISTING SIGNALIZED INTERSECTION
[Traffic Light Icon]	FUTURE SIGNALIZED INTERSECTION
[Circle with F]	FULL INTERSECTION
[Circle with 3/4]	NO LEFT OUTBOUND MOVEMENTS
[Circle with P]	PARKING RAMP

TRAFFIC INFORMATION
 ADT INFORMATION TAKEN FROM 2009
 ACTUAL COUNTS AND 2030 PROJECTED
 VOLUMES



APPENDIX B: FIGURES



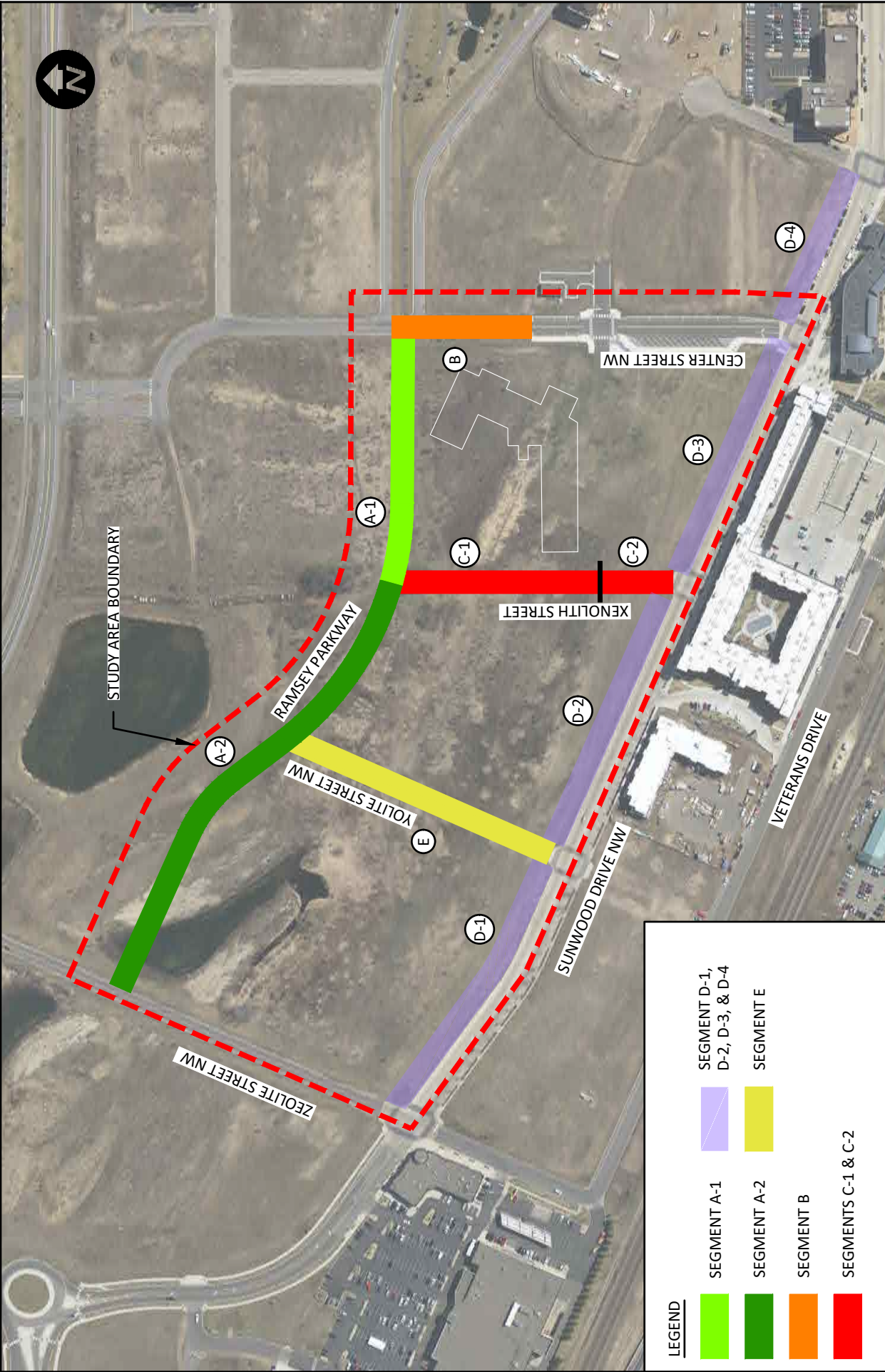
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 Email: Ramsey@bolton-menk.com
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LEGEND

-  STUDY AREA
-  AREA OF ADDITIONAL CONSIDERATION

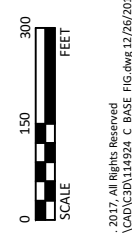
0 150 300
 FEET
 SCALE



LEGEND

	SEGMENT A-1		SEGMENT D-1, D-2, D-3, & D-4
	SEGMENT A-2		SEGMENT E
	SEGMENT B		
	SEGMENTS C-1 & C-2		

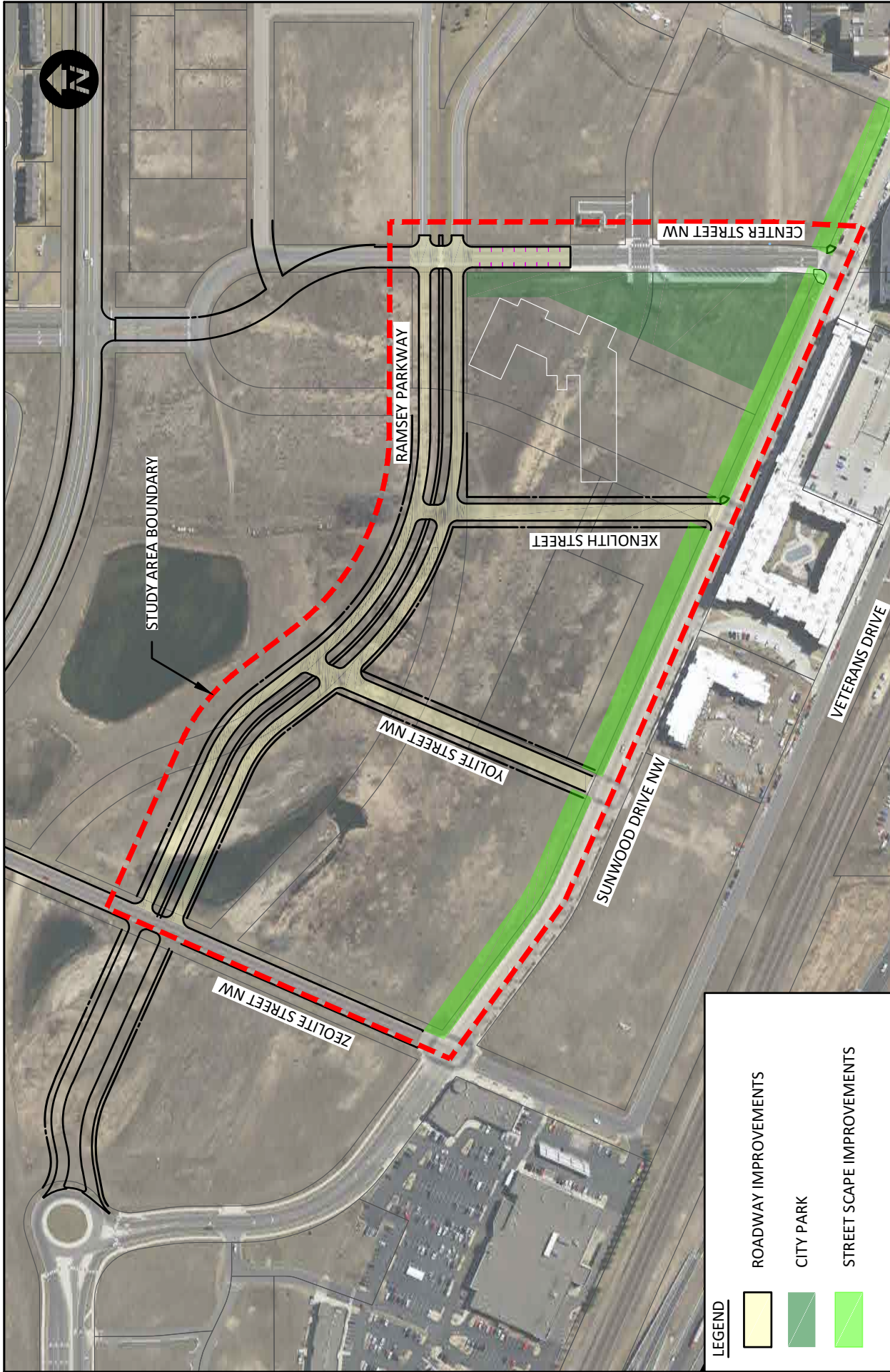
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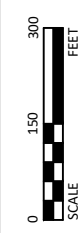
City of RAMSEY

CENTER STREET AREA ANALYSIS
 CITY OF RAMSEY, MINNESOTA
 FIGURE 2 - ROAD SEGMENTS
 DECEMBER 2017



LEGEND

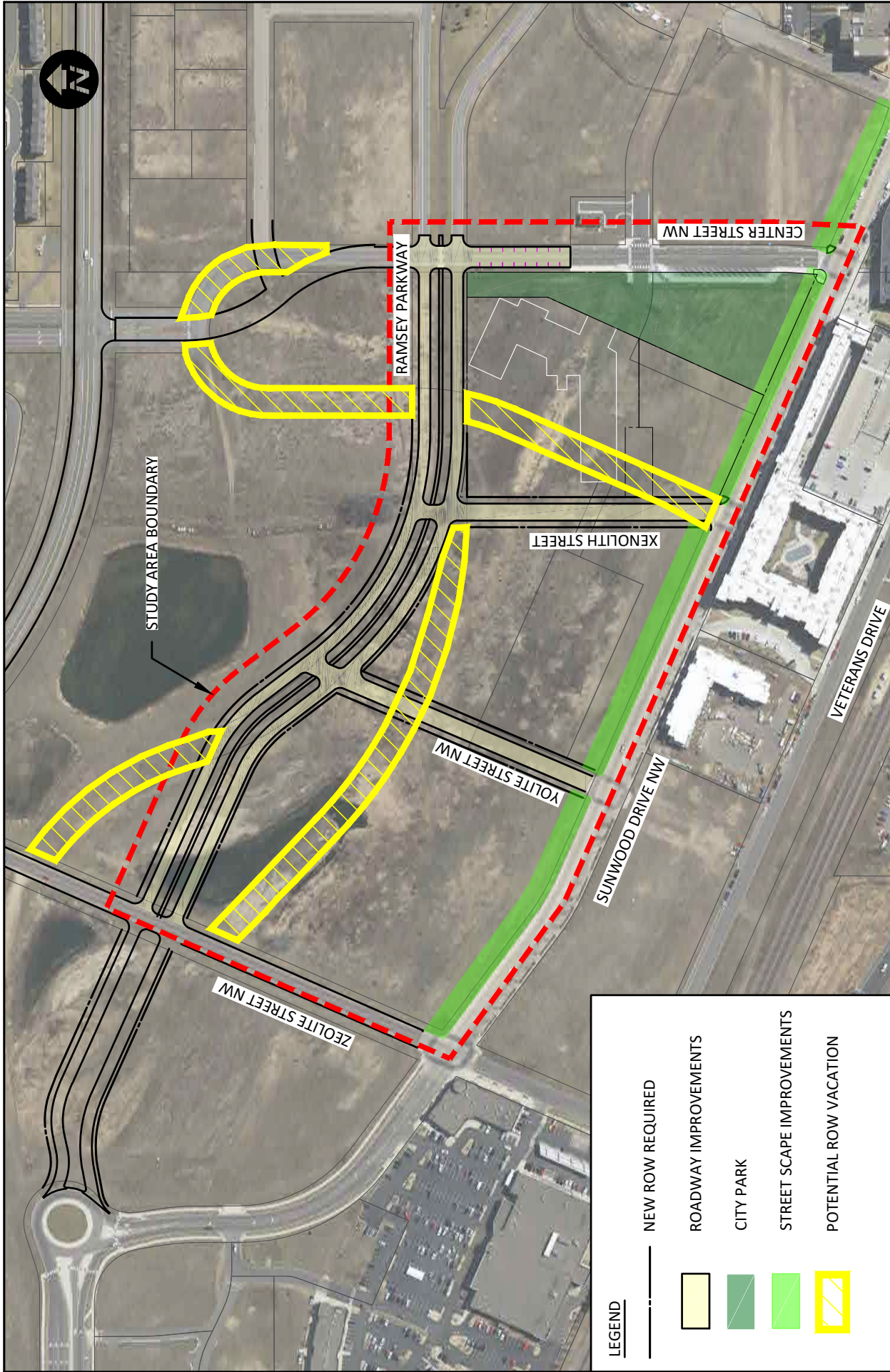
- ROADWAY IMPROVEMENTS
- CITY PARK
- STREET SCAPE IMPROVEMENTS



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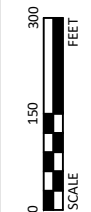


CENTER STREET AREA ANALYSIS
 CITY OF RAMSEY, MINNESOTA
 FIGURE 3 - GEOMETRICS
 DECEMBER 2017



LEGEND

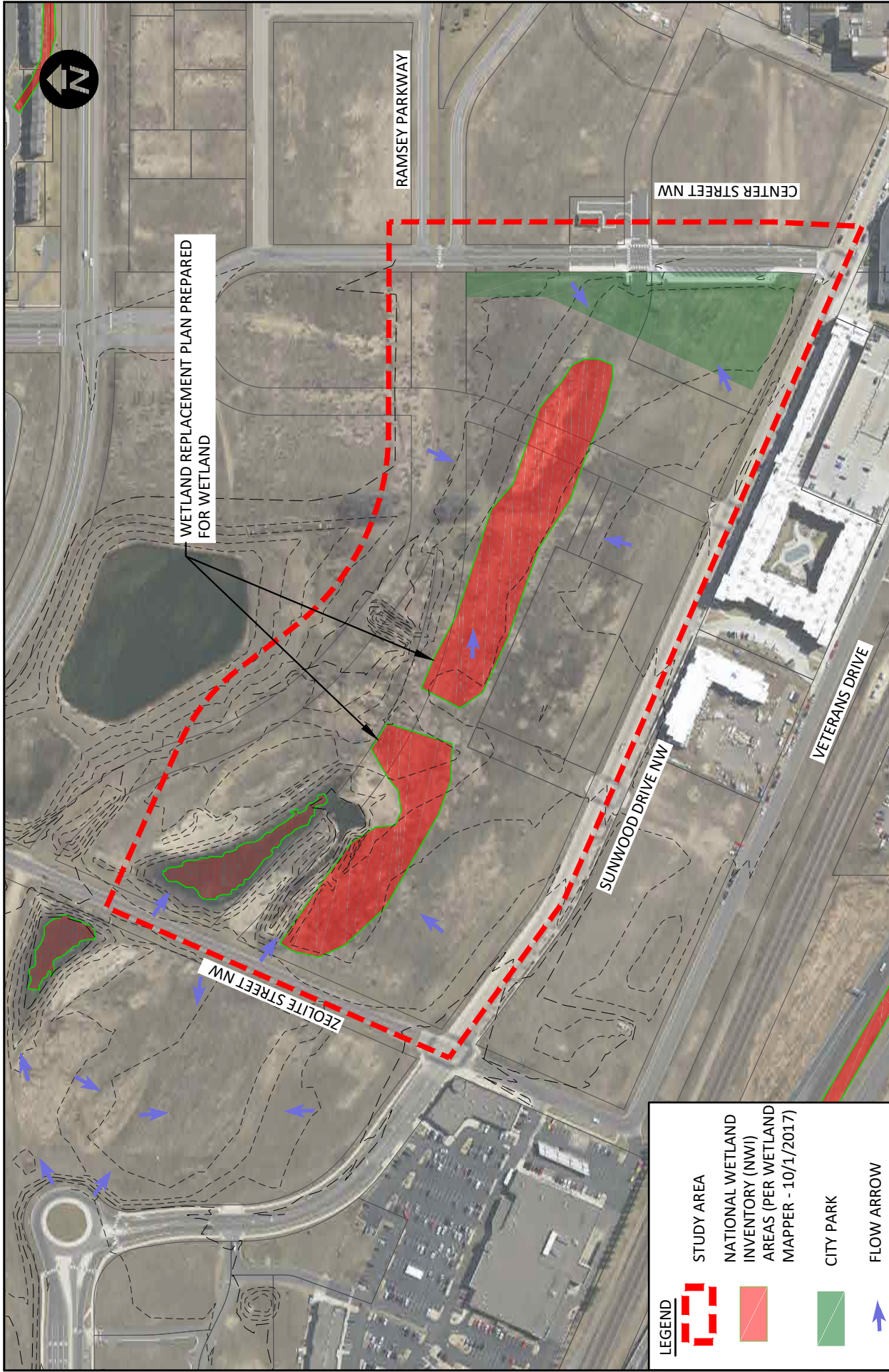
- NEW ROW REQUIRED
- ROADWAY IMPROVEMENTS
- CITY PARK
- STREET SCOPE IMPROVEMENTS
- POTENTIAL ROW VACATION



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CENTER STREET AREA ANALYSIS
 CITY OF RAMSEY, MINNESOTA
 FIGURE 4 - RIGHT OF WAY LAYOUT
 DECEMBER 2017



WETLAND REPLACEMENT PLAN PREPARED FOR WETLAND

RAMSEY PARKWAY



CENTER STREET NW

SUNWOOD DRIVE NW

VETERANS DRIVE

ZEOLITE STREET NW

LEGEND

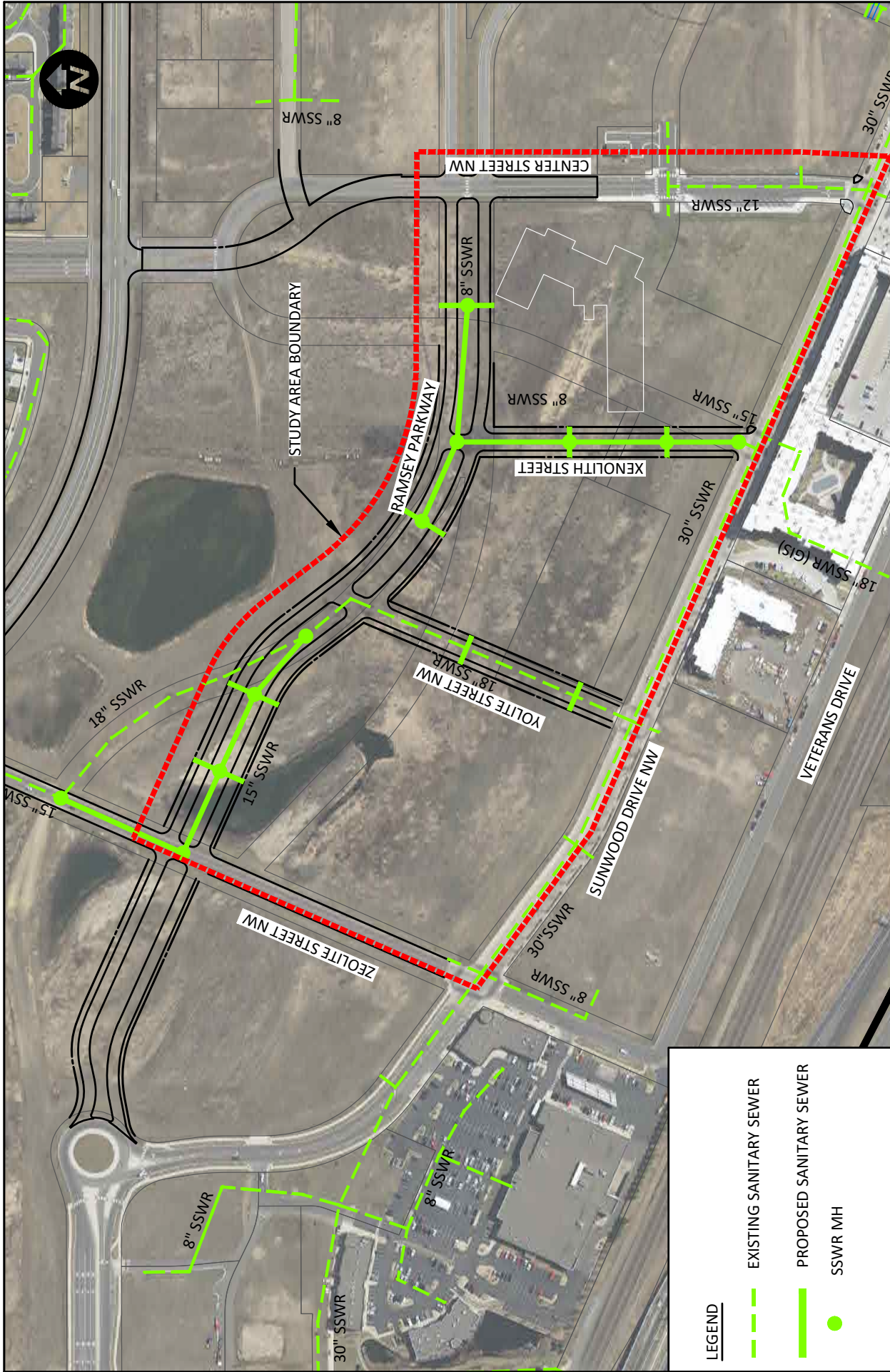
-  STUDY AREA
-  NATIONAL WETLAND INVENTORY (NWI) AREAS (PER WETLAND MAPPER - 10/1/2017)
-  CITY PARK
-  FLOW ARROW

0 150 300
SCALE FEET

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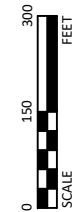


CENTER STREET AREA ANALYSIS
CITY OF RAMSEY, MINNESOTA
FIGURE 5 - NATIONAL WETLAND INVENTORY
DECEMBER 2017



LEGEND

- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- SSWR MH



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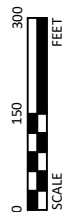
CENTER STREET AREA ANALYSIS
 CITY OF RAMSEY, MINNESOTA
 FIGURE 6 - SANITARY SEWER

DECEMBER 2017



LEGEND

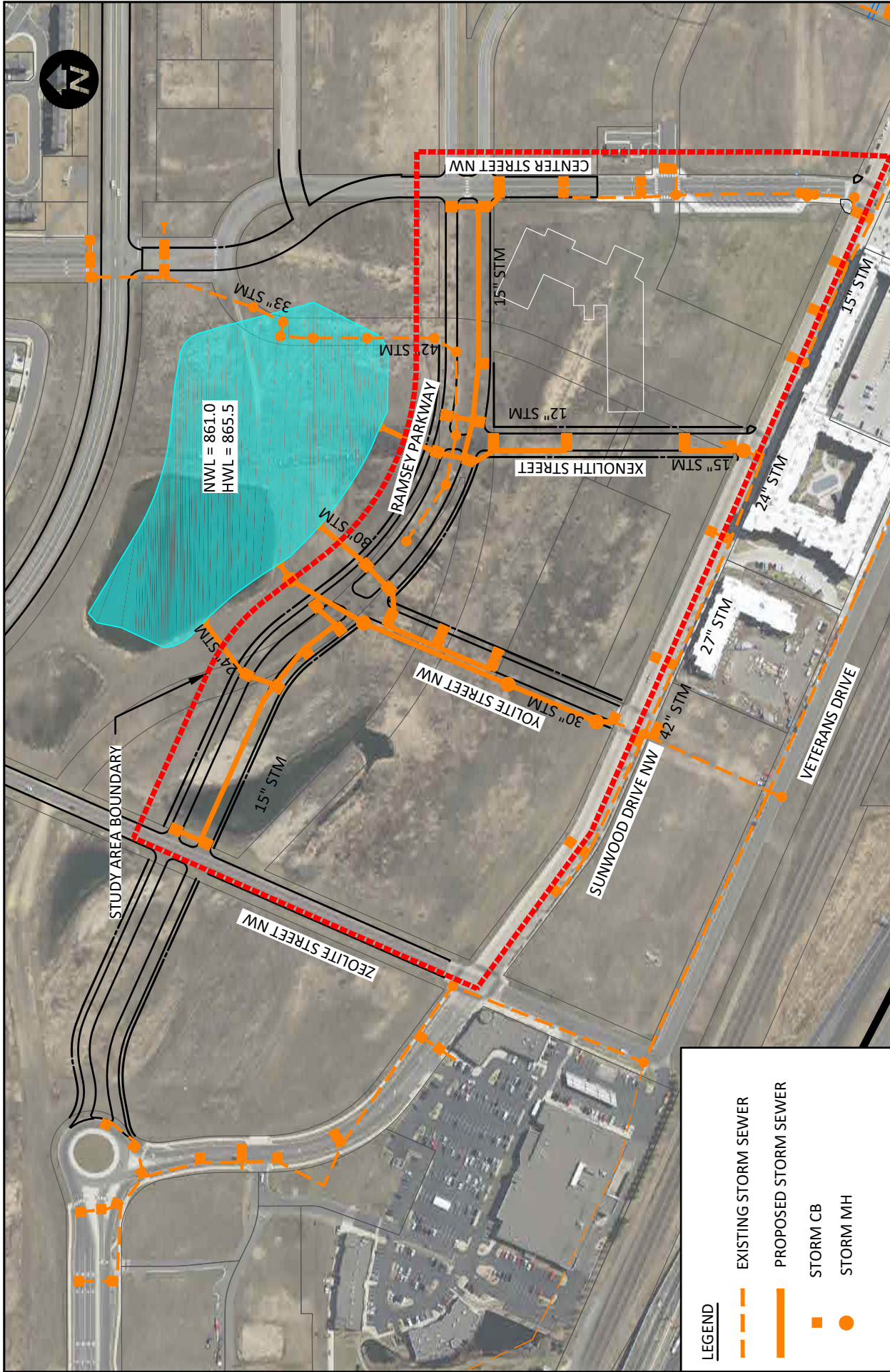
	EXISTING WATERMAIN
	PROPOSED WATERMAIN
	HYDRANT



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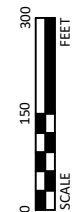
CENTER STREET AREA ANALYSIS
 CITY OF RAMSEY, MINNESOTA
 FIGURE 7 - WATERMAIN
 DECEMBER 2017



NWL = 861.0
HWL = 865.5

LEGEND

- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- STORM CB
- STORM MH

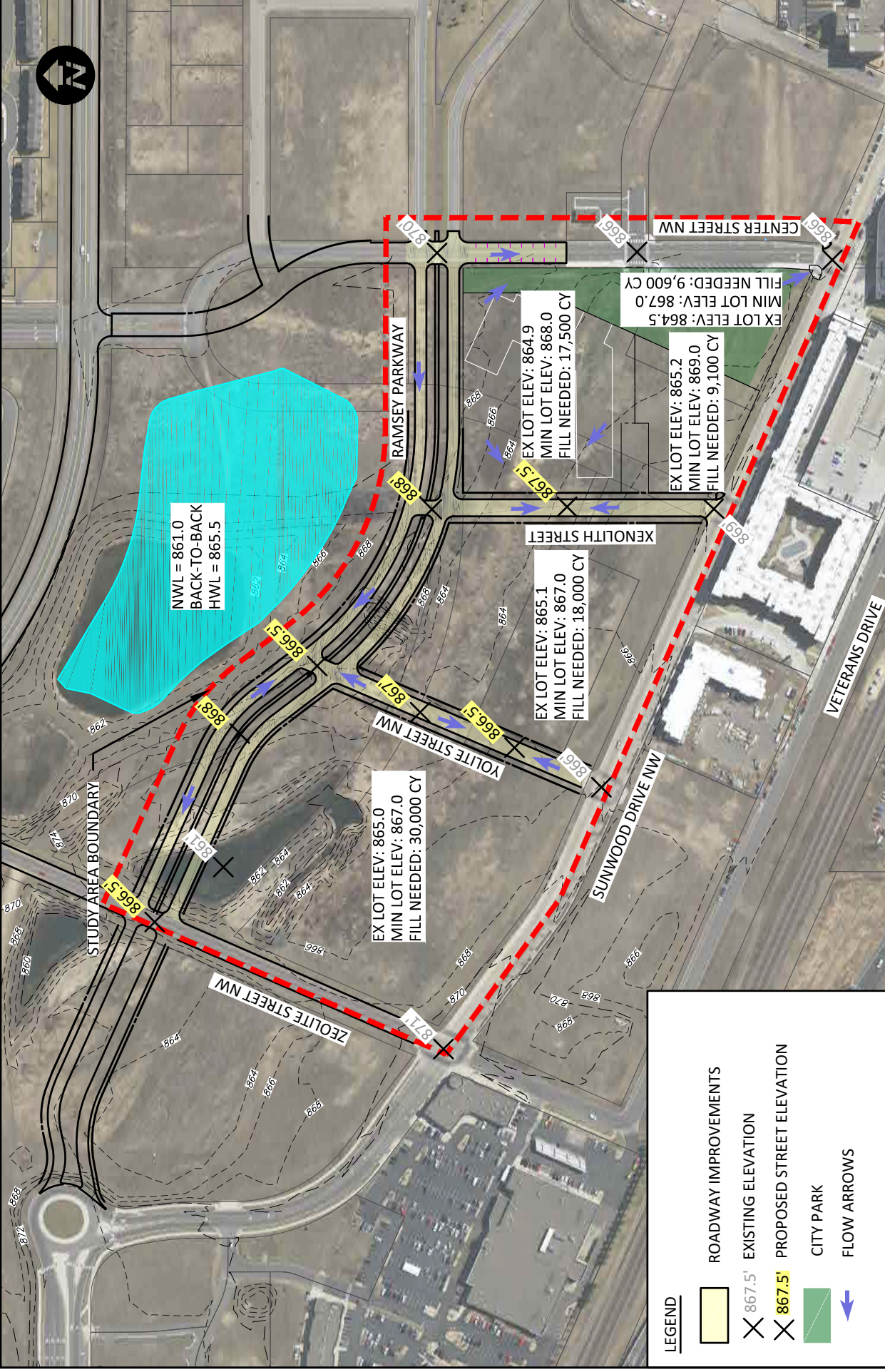


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CENTER STREET AREA ANALYSIS
CITY OF RAMSEY, MINNESOTA
FIGURE 8 - STORM SEWER
DECEMBER 2017



NWL = 861.0
 BACK-TO-BACK
 HWL = 865.5

EX LOT ELEV: 865.0
 MIN LOT ELEV: 867.0
 FILL NEEDED: 30,000 CY

EX LOT ELEV: 865.1
 MIN LOT ELEV: 867.0
 FILL NEEDED: 18,000 CY

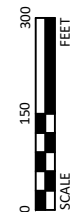
EX LOT ELEV: 864.9
 MIN LOT ELEV: 868.0
 FILL NEEDED: 17,500 CY

EX LOT ELEV: 865.2
 MIN LOT ELEV: 869.0
 FILL NEEDED: 9,100 CY

EX LOT ELEV: 864.5
 MIN LOT ELEV: 867.0
 FILL NEEDED: 9,600 CY

LEGEND

- ROADWAY IMPROVEMENTS
- 867.5' EXISTING ELEVATION
- 867.5' PROPOSED STREET ELEVATION
- CITY PARK
- FLOW ARROWS

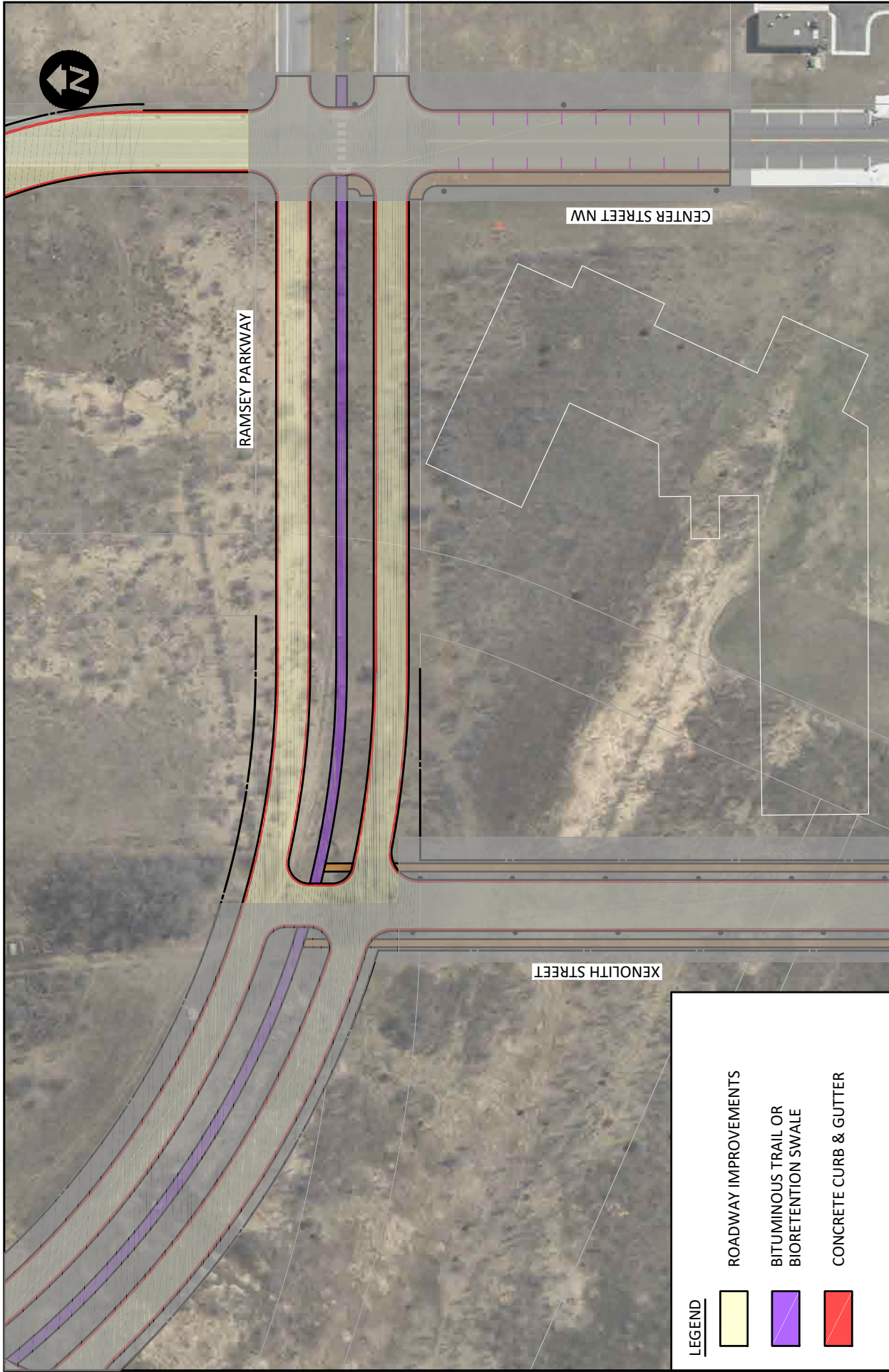


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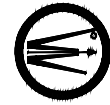
CENTER STREET AREA ANALYSIS
 CITY OF RAMSEY, MINNESOTA
 FIGURE 9 - SITE GRADING

DECEMBER 2017



LEGEND

-  ROADWAY IMPROVEMENTS
-  BITUMINOUS TRAIL OR BIORETENTION SWALE
-  CONCRETE CURB & GUTTER



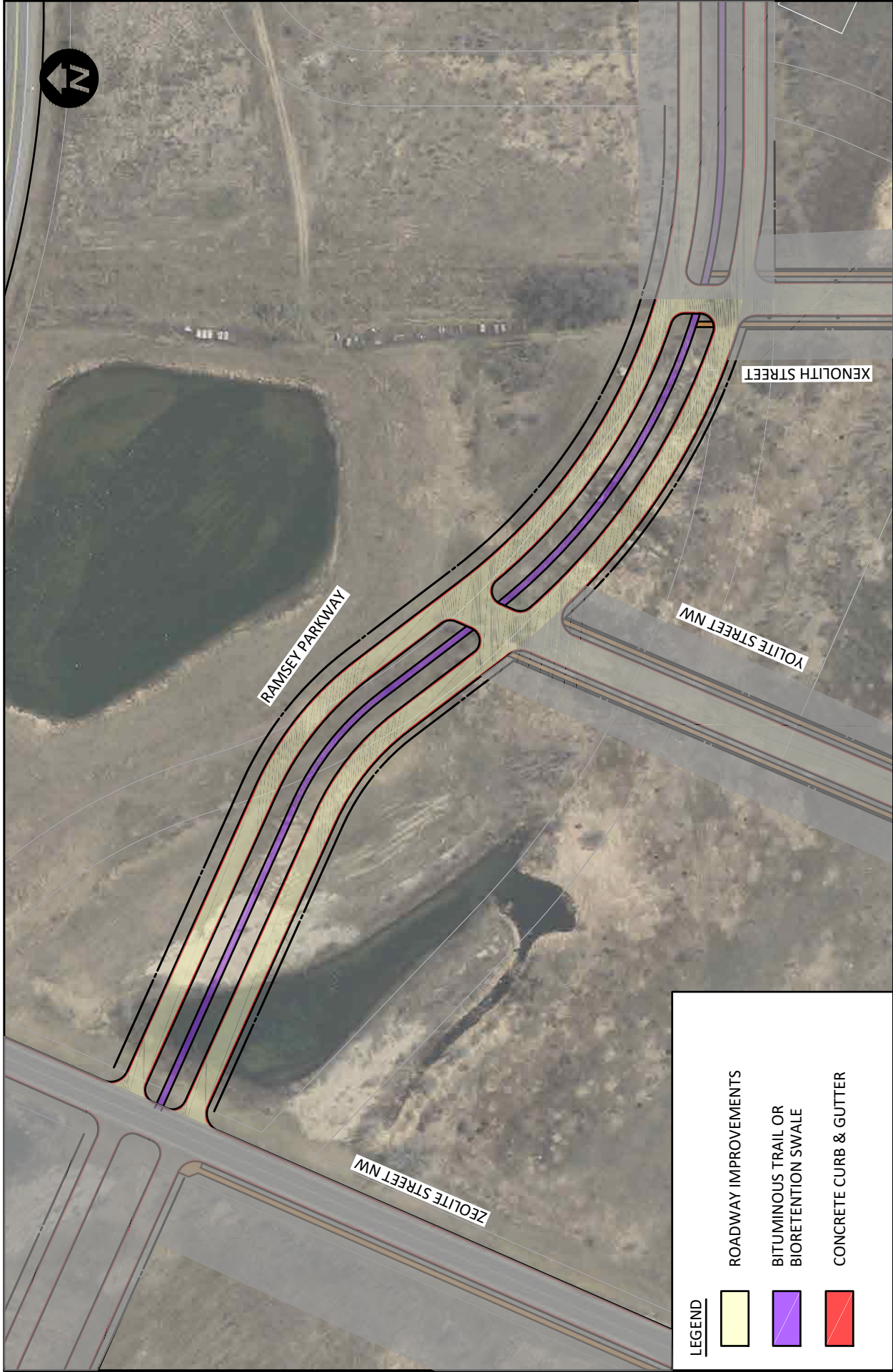
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




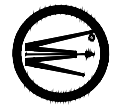
CENTER STREET AREA ANALYSIS
CITY OF RAMSEY, MINNESOTA
FIGURE 10 - SEGMENT A-1 GEOMETRICS

DECEMBER 2017



LEGEND

-  ROADWAY IMPROVEMENTS
-  BITUMINOUS TRAIL OR BIORETENTION SWALE
-  CONCRETE CURB & GUTTER



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CENTER STREET AREA ANALYSIS
CITY OF RAMSEY, MINNESOTA
FIGURE 11 - SEGMENT A-2 GEOMETRICS
DECEMBER 2017








RAMSEY PARKWAY

CENTER STREET NW

NOTE:
CENTER STREET CONCEPT SHOWN FOR ESTIMATING
PURPOSES. ACTUAL CONFIGURATION MAY CHANGE.

LEGEND

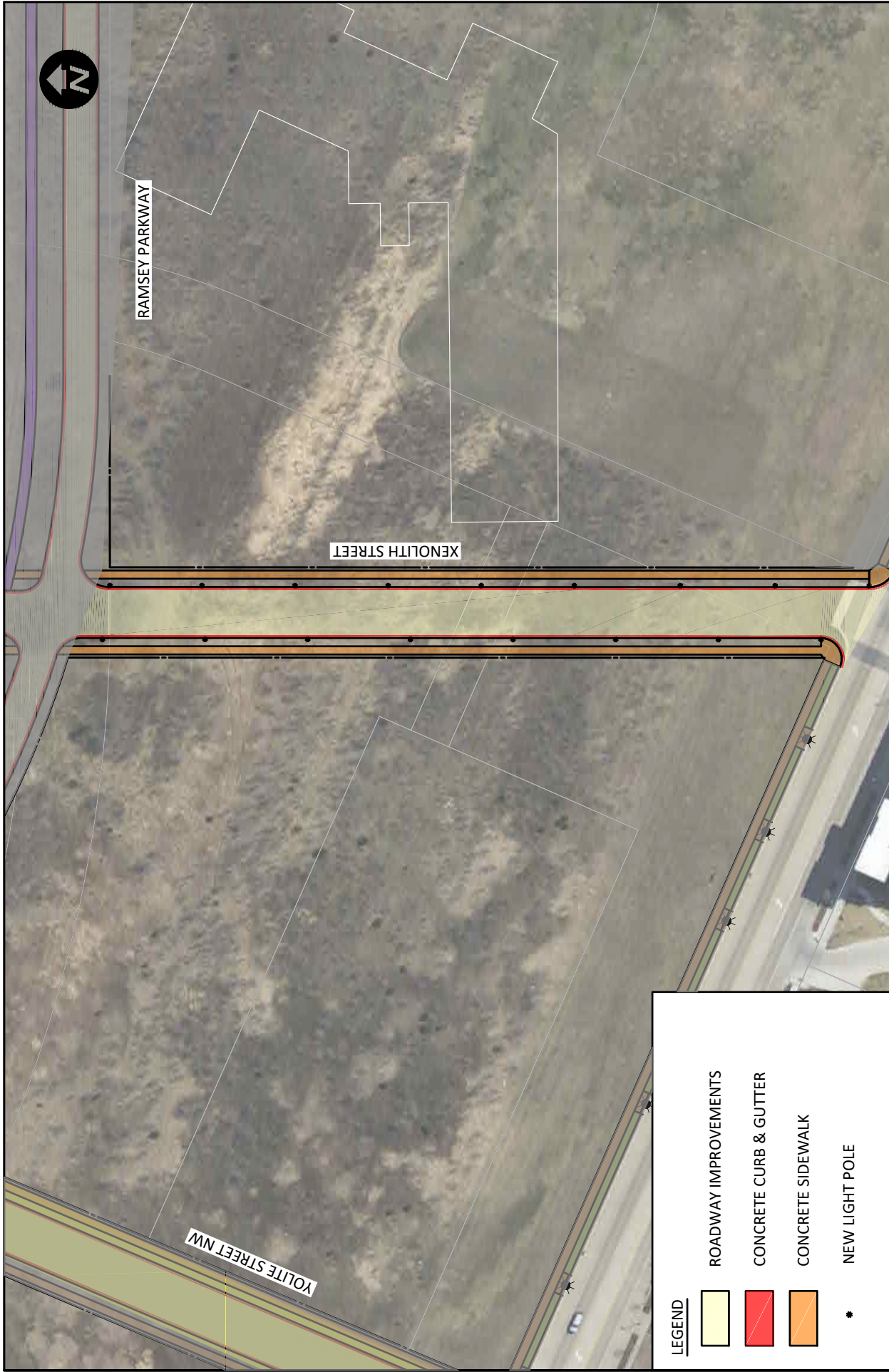
-  ROADWAY IMPROVEMENTS
-  CONCRETE CURB & GUTTER
-  CONCRETE SIDEWALK
-  CITY PARK
-  NEW LIGHT POLE



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www.bolton-menk.com



CENTER STREET AREA ANALYSIS
CITY OF RAMSEY, MINNESOTA
FIGURE 12 - SEGMENT B GEOMETRICS
DECEMBER 2017







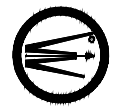
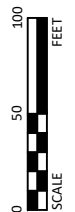
RAMSEY PARKWAY

KENOLTH STREET

YOLITE STREET NW

LEGEND

-  ROADWAY IMPROVEMENTS
-  CONCRETE CURB & GUTTER
-  CONCRETE SIDEWALK
-  NEW LIGHT POLE

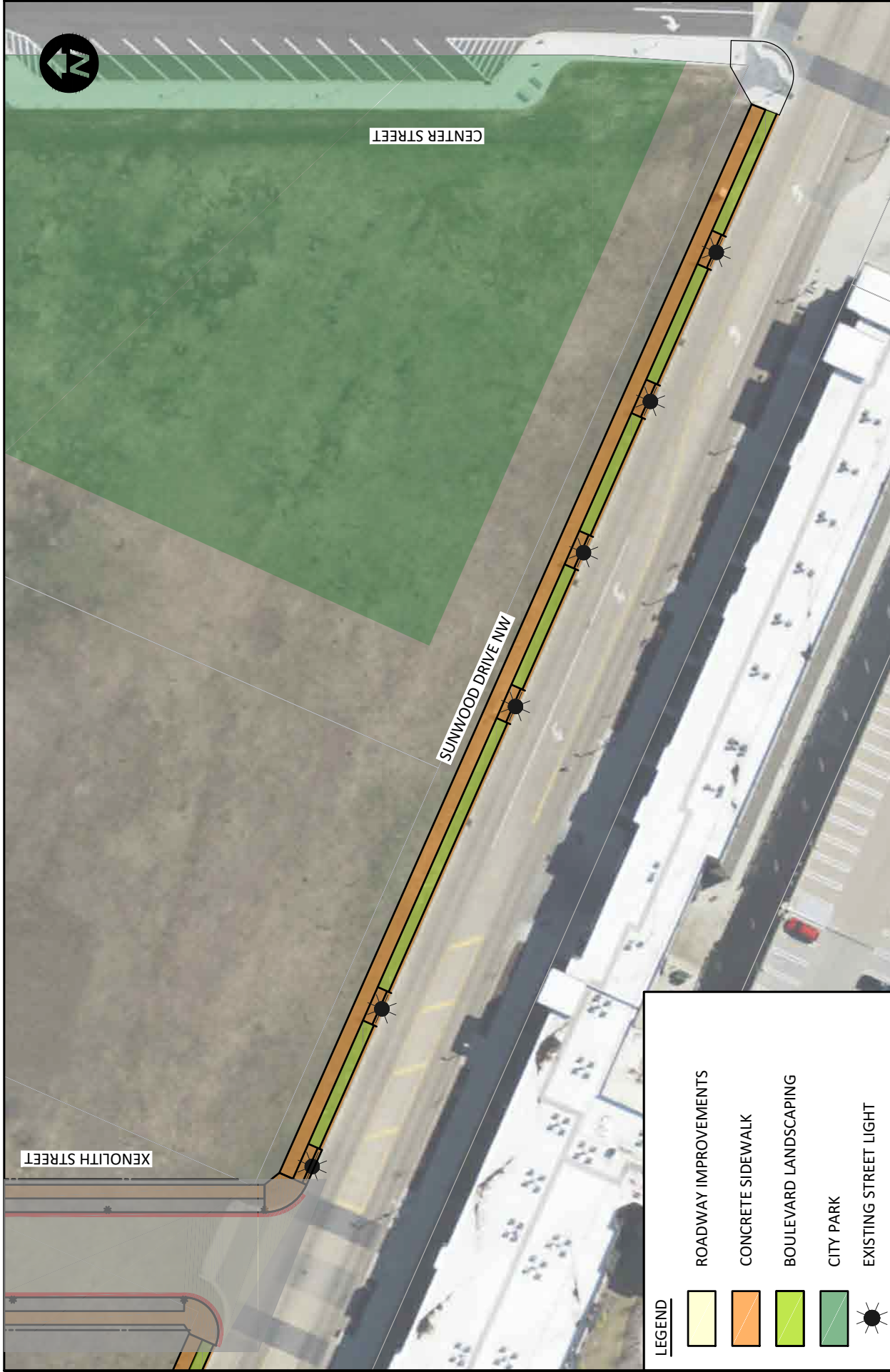


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CENTER STREET AREA ANALYSIS
 CITY OF RAMSEY, MINNESOTA
 FIGURE 13 - SEGMENT C GEOMETRICS
 DECEMBER 2017



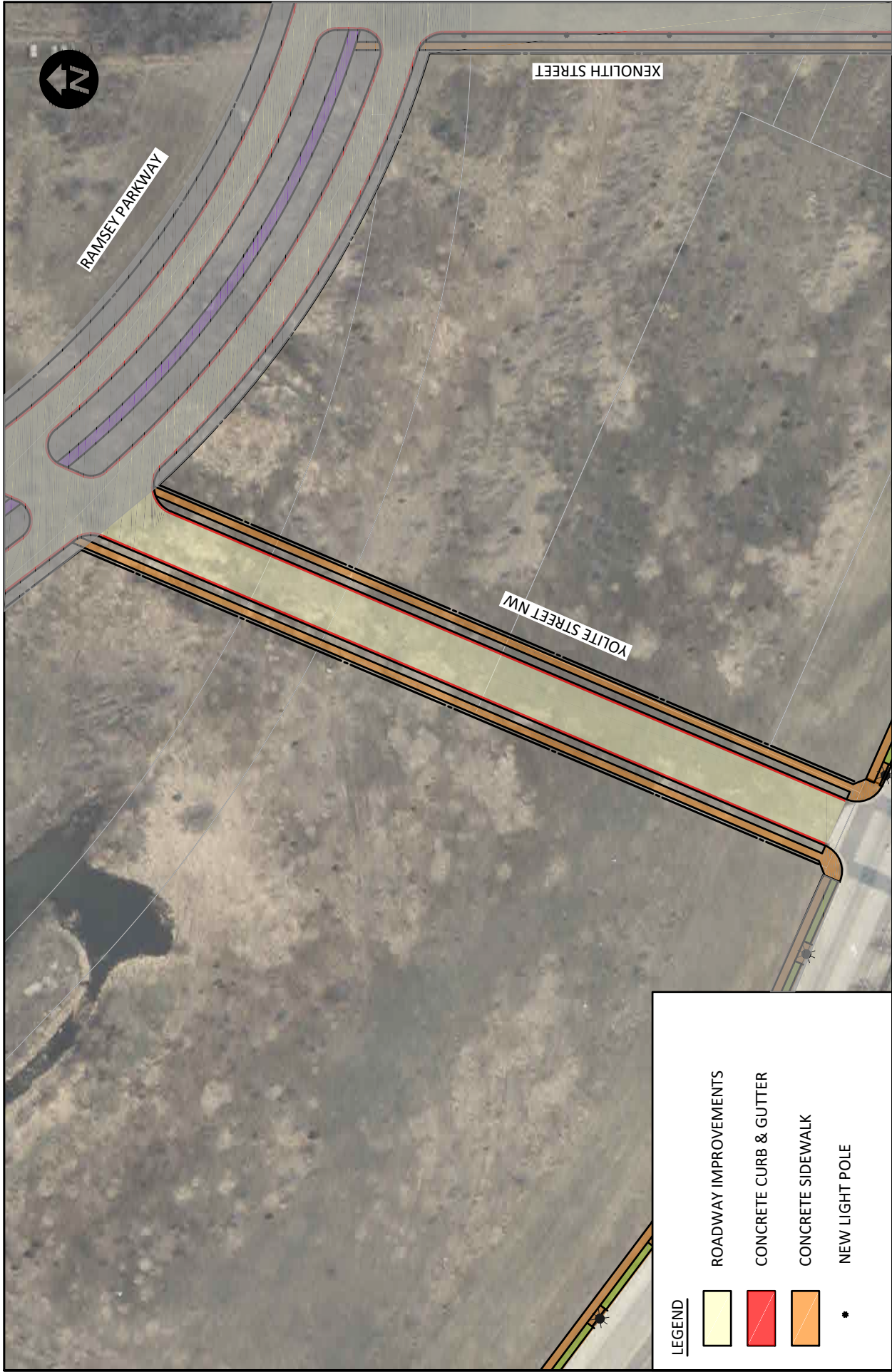
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BOLTON & MENK

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 FEET
 SCALE

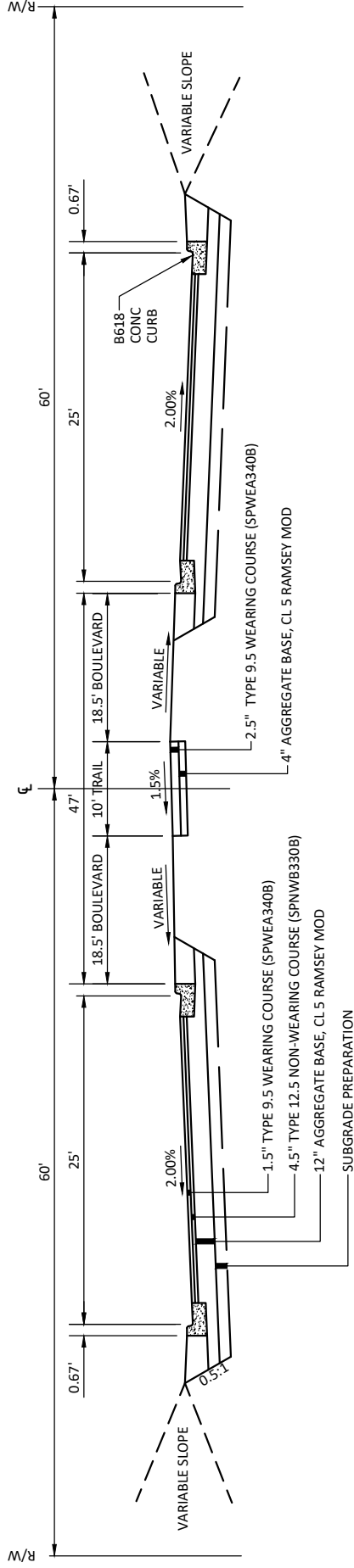
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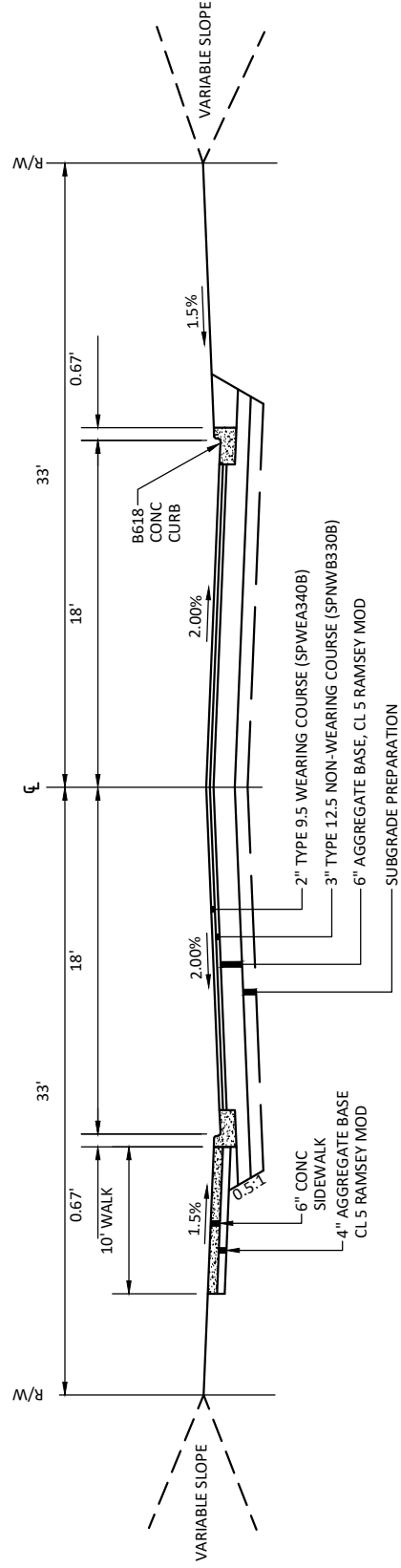
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 RAMSEY, MINNESOTA 55303
 Phone: (763) 433-2851
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SEGMENT A-1 & A-2 / RAMSEY PARKWAY



SEGMENT B / CENTER STREET



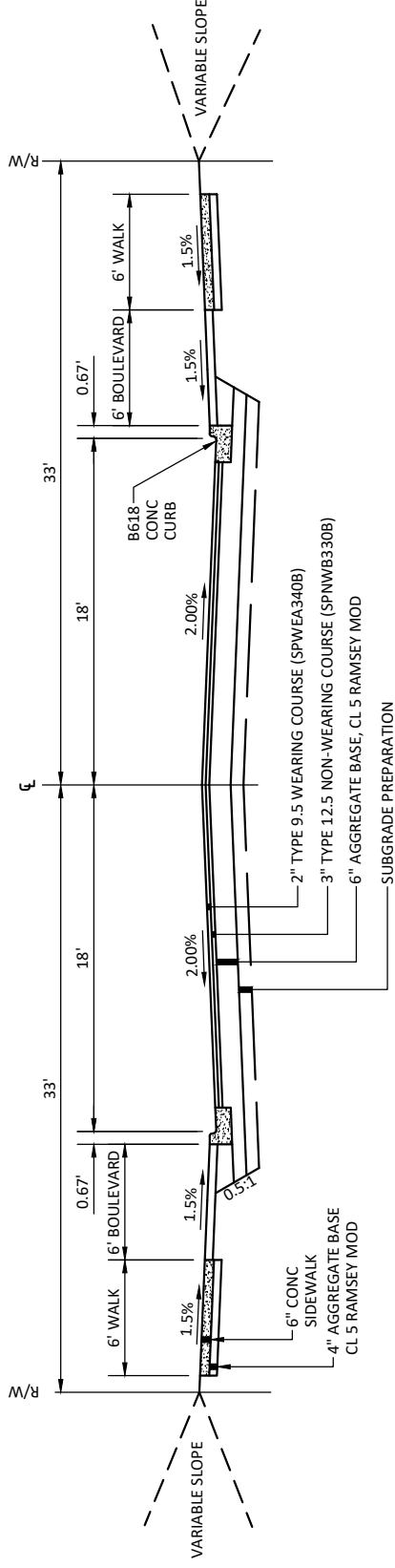
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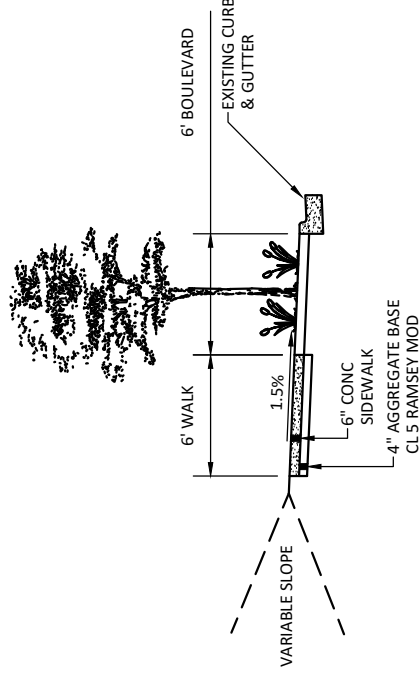
CENTER STREET AREA ANALYSIS
 CITY OF RAMSEY, MINNESOTA
 FIGURE 16 - TYPICAL SECTIONS

DECEMBER 2017

SEGMENT C & E / XENOLITH STREET & YOLITE STREET NW



SEGMENT D / SUNWOOD DRIVE BOULEVARD (LANDSCAPING IMPROVEMENTS)



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CENTER STREET AREA ANALYSIS
 CITY OF RAMSEY, MINNESOTA
 FIGURE 17 - TYPICAL SECTIONS

DECEMBER 2017

The Economic Development Authority and City of Ramsey, Minnesota

**Business Subsidy Policy
Tax Abatement Policy
Tax Increment Policy**

Dated January 13, 2009

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1. City and EDA of Ramsey Business Subsidy Policy

The following business subsidy criteria are intended to satisfy the requirements of Minnesota Statutes, §§116J.993 through 116J.995 (the "Act"). The term "City" means the City of Ramsey. The term "project" means the property with respect to which the business subsidy is provided.

A. MANDATORY CRITERIA

All projects must comply with the following criteria:

1. But For Test. There is a substantial likelihood that the project would not go forward without the business subsidy.
2. Wage Policy. If the project results in the creation of any jobs, the wage for each part-time and full-time job created must be, within two years of the date assistance is received (as defined in the Act), at least equal to 70% of the most recent median wage figure for the Twin City 7 County Metro County as published by the Minnesota Department of Employment and Economic Development or such greater amount as the City may require for a specific project.
3. Economic Feasibility. The recipient must demonstrate to the satisfaction of the City that it has adequate financing for the project and that the project will be completed in a timely fashion.
4. Compliance with Act. The business subsidy from the City must satisfy all requirements of the Act.
5. Minimum Subsidy Amount: Financial assistance in the form of a business subsidy of \$25,000 or more; and business loans and guarantees of \$75,000, must be reported to the Department of Employment and Economic Development. A public hearing is only required if the business subsidy is greater than \$150,000.

B. POLICY

1. The City recognizes that the creation of good paying jobs is a desirable goal which benefits the community. Nevertheless, not all projects assisted with subsidies derive their public purposes and importance solely by virtue of job creation. In addition, the imposition of high job creation requirements and high wage level requirements may be unrealistic and counter-productive in the face of larger economic forces of influence and the financial and competitive circumstances of an individual business. In determining the requirements for a project under consideration for a business subsidy, the determination of the number of jobs to be created and the wage levels therefore will be guided by the following principles and criteria:

- a. The evaluation of projects will take into consideration the project's importance in and benefit to the community from all perspectives, including created or retained jobs.
 - b. If a particular project does not involve the creation of jobs, but is nonetheless found to be worthy of support and subsidy, assistance may be approved without any specific job or wage goals if permitted by applicable law.
 - c. In cases where the objective is the retention of existing jobs, the recipient of the subsidy will be required to provide evidence which demonstrates that the loss of those jobs is specific and demonstrable.
 - d. The setting of wage and job goals will be informed by (i) prevailing wage rates, (ii) local economic conditions, (iii) external economic forces over which neither the City nor the recipient of the subsidy has control, (iv) the financial resources of the recipient and (v) the competitive environment in which the recipient's business exists.
2. Because it is not possible to anticipate all the needs and requirements of every type of project and the ever-changing needs of the community and in order to retain the flexibility necessary to respond to all proposed projects, the City retains the right to approve projects and business subsidies which may vary from the principles and criteria set forth herein.

C. PROJECT EVALUATION CRITERIA

The project review and evaluation criteria are the following:

1. Jobs and Wages
 - a. New Jobs. The minimum net number of direct full time equivalent jobs to be created or retained by the proposed project for a period of at least two years from the estimated benefit date.
 - b. Payroll. The minimum annual net payroll (including employer contributions for health benefits) to be generated at the end of the second anniversary date of the estimated benefit date.
2. Tax Base
 - a. Increase in Tax Base. The net increase in property taxes estimated to be generated by the project in the second full year of operation.

3. Land Use
 - a. Compliance with Comprehensive or Other Plans. Whether, apart from any needed services to the community described in section 5 below, the project is compatible with the comprehensive plan and permitted uses for the property.
 - b. Marginal Property. Whether the project is located on property which needs but is not likely to be developed or redeveloped because of blight or other adverse conditions of the property. For example property may be so blighted that the cost of making land ready for redevelopment exceeds the property's fair market value.
 - c. Design and/or Other Amenities. Whether, as a result of the business subsidy, the project will include design and/or amenity features not otherwise required by law. For example, the project may, at the request of the City, include landscaping, open space, public trails, employee work out facilities or day care facilities which serve a public purpose but are not required by law.
4. Impact on Existing and Future Public Investment
 - a. Utilization of Existing Infrastructure Investment. Whether and to what extent (a) the project will utilize existing public infrastructure capacity and (b) the project will require additional publicly funded infrastructure investments.
 - b. Direct Monetary Return on Public Investment. Arrangements made or to be made for the City to receive a direct monetary return on its investment in the project. For example, the business subsidy may be in the form of an interest bearing loan or may involve a project sharing arrangement.
5. Economic Development
 - a. Leveraged Funds. For every dollar of business subsidy to be provided for the project, the minimum amount of private funds which will be applied towards the capital cost of the project.
 - b. Spin Off Development. The dollar amount of non-subsidized development the project is expected to generate in the surrounding area and the need for and likelihood of such spin off development.

- c. *Growth Potential*. Based on recipient's market studies and plans for expansion, whether and to what extent the project is expected within five years of its completion, be expanded to produce a net increase of full time equivalent jobs and of payroll, over and above the minimum net increase in jobs and payroll described in section 1 above.
6. Quality of Life
 - a. *Community Services*. Whether the project will provide services in the community and the need for such services. For example, the project may provide health services, retail convenience services such as a nearby grocery store, or social services needed in the community.
 - b. *Natural Environment*. Whether the project will add to, or detract from, the environment. It is a reflection of what is important to the community - clean air and water, beautiful scenery, recreational opportunities, and a strong desire to pass along these attributes to future generations.
 7. Other
 - a. *Other Factors*. Depending on the nature of the project, such other factors as the City may deem relevant in evaluating the project and the business subsidy proposed for it.

D. ADDITIONAL CONSIDERATIONS

The City will give consideration to one or more of the issues listed below in determining whether to provide financial or other assistance to a project as a business subsidy:

1. The City may consider the requirements of any other business subsidy received, or to be received, from a grantor other than the City.
2. If the business subsidy is a guaranty, the amount of the business subsidy may be valued at the principal amount of the guaranteed payment obligation.
3. If the business subsidy is real or personal property, the amount of the subsidy will be the fair market value of the property as determined by the City.

4. If the business subsidy is received over time, the City may value the subsidy at its present value using a discount rate equal to an interest rate which the City determines is fair and reasonable under the circumstances.

As used herein "benefit date" means the date the business subsidy is received. If the business subsidy involves the purchase, lease, or donation of physical equipment, then the benefit date occurs when the recipient puts the equipment into service. If the business subsidy is for improvements to property, then the benefit date refers to the earliest date of either: when the improvements are finished for the entire project, or when a business occupies the property.

E. FINANCIAL ASSISTANCE NOT CONSIDERED A BUSINESS SUBSIDY

The following forms of financial assistance are not a business subsidy as per Minnesota Statutes, §§116J.993, Subd.3 and therefore do not require a public hearing:

1. A business subsidy of less than \$150,000;
2. Assistance that is generally available to all businesses or to a general class of similar businesses, such as a line of business, size, location, or similar general criteria;
3. Public improvements to buildings or lands owned by the state or local government that serve a public purpose and do not principally benefit a single business or defined group of businesses at the time the improvements are made;
4. Redevelopment property polluted by contaminants as defined in section [116J.552](#), subdivision 3;
5. Assistance provided for the sole purpose of renovating old or decaying building stock or bringing it up to code and assistance provided for designated historic preservation districts, provided that the assistance is equal to or less than 50 percent of the total cost;
6. Assistance to provide job readiness and training services if the sole purpose of the assistance is to provide those services;
7. Assistance for housing;
8. Assistance for pollution control or abatement, including assistance for a tax increment financing hazardous substance subdistrict as defined under section [469.174](#), subdivision 23;
9. Assistance for energy conservation;
10. Tax reductions resulting from conformity with federal tax law;

11. Workers' compensation and unemployment insurance;
12. Benefits derived from regulation;
13. Indirect benefits derived from assistance to educational institutions;
14. Funds from bonds allocated under chapter 474A, bonds issued to refund outstanding bonds, and bonds issued for the benefit of an organization described in section 501(c)(3) of the Internal Revenue Code of 1986, as amended through December 31, 1999;
15. Assistance for a collaboration between a Minnesota higher education institution and a business;
16. Assistance for a tax increment financing soils condition district as defined under section [469.174](#), subdivision 19;
17. Redevelopment when the recipient's investment in the purchase of the site and in site preparation is 70 percent or more of the assessor's current year's estimated market value;
18. General changes in tax increment financing law and other general tax law changes of a principally technical nature;
19. Federal assistance until the assistance has been repaid to, and reinvested by, the state or local government agency;
20. Funds from dock and wharf bonds issued by a seaway port authority;
21. Business loans and loan guarantees of \$150,000 or less; and
22. Federal loan funds provided through the United States Department of Commerce, Economic Development Administration; and
23. Property tax abatements granted under section 469.1813 to property that is subject to valuation under Minnesota Rules, chapter 8100.

Adopted by: Ramsey EDA / City Council

Date of Adoption: 11-13-08/1-13-09

Date of Public Hearing: 1-13-09

2. City and EDA of Ramsey Tax Abatement and Tax Increment Financing Policy

A. PURPOSE

The purpose of this policy is to establish the City's position relative to the use of Tax Abatement (§§469.1812 through §§469.1815) and Tax Increment Financing (§§469.174 through §§469.1799) (TIF), also referred to in this document as the *business assistance programs*, or *business assistance*. This policy shall be used as a guide in the processing and review of applications requesting the use of Tax Abatement and Tax Increment Financing. It is the expressed intent of the City to minimize the risk and amount of business assistance to a project and to leverage its public dollars to maximize private sector funding.

The City is granted the power to utilize the business assistance programs by Minnesota Statutes 2008 as cited. The fundamental purpose of the business assistance programs is to encourage desirable private development or redevelopment within the City that would not occur *but for* the assistance provided. Further information related to the States business assistance programs and links to State Statutes can be found at www.state.mn.us.

The City will approve or reject requests for business assistance on a case by case basis taking into consideration established policies, project criteria, and the project's demonstrated public purpose. Meeting all policy criteria does not guarantee approval of the requested business assistance. The City maintains its ability to approve or deny the request at its discretion.

B. PUBLIC PURPOSE OBJECTIVES

The City will consider the use of business assistance programs which demonstrate the achievement of one or more of the following public purpose objectives:

1. To encourage redevelopment of priority sites within the City as determined by the City Council and EDA.
2. To retain local jobs and/or increase the number and diversity of jobs that offer stable employment and/or attractive wages and benefits.
3. To enhance and/or diversify the City's economic base.
4. To encourage additional unsubsidized private (re)development.
5. To remove blight and/or encourage (re)development of commercial and industrial areas.

6. To assist in creating environmental sustainability.
7. To provide a diversity of family housing and alternative housing choices.
8. To promote neighborhood stabilization and revitalization by the removal of blight and the upgrading of existing housing stock in residential areas.
9. To accomplish other public policies which may be adopted such as the promotion of quality urban or architectural design, energy conservation, and decreasing capital and/or operating costs of local government, or any of the following:
 - Utilization of architectural and landscaping techniques that will enable the components of the project to blend with the natural environment.
 - Mitigation of project impact on the natural environment.

C. POLICY POSITIONS

1. Business assistance shall be provided in a form that minimizes the risk of public participation.
2. Business assistance requests for up-front project financing through the sale of bonds or other internal sources may require personal guarantees of the developer. These requests shall be addressed on a case by case basis.
3. Business assistance shall not be provided for projects requiring land and/or building purchases at prices in excess of fair market value.
4. Business assistance shall not be provided to developers/projects that cannot adequately demonstrate an ability to complete the proposed project on time and on budget.
5. Assistance will be provided based on \$25,000 per qualified job created as referenced in Section 1.A.2 in the Business Subsidy Policy unless a waiver is provided by the City Council.

D. PROJECT REQUIREMENTS

All projects requesting business assistance must demonstrate the following:

1. That the project is not financially feasible but-for the use of Revolving Loan Fund, Tax Abatement or Tax Increment Financing.
2. That the project will comply with all provisions set forth in Minnesota Statute chapters 116j.993 through 116j.995, as amended (Business Subsidies).

3. That the business assistance request complies with all provisions set forth in Minnesota Statutes 2008 chapters 469.1812 through 469.1815 as amended (Tax Abatement), and chapters 469.174 through 469.1799 as amended (Tax Increment Financing).
4. That the project is consistent with the City's comprehensive plan, land use plan, and zoning ordinances.

E. APPLICATION PROCESS

1. Applicant submits a Business Assistance Application (Exhibit A) to the EDA and/or City.
2. Staff reviews the application and completes the Application Review Worksheet (Exhibit B).
3. Staff uses results of the Worksheet to inform the EDA/City.
4. EDA reviews proposal, provides comments, and makes an advisory recommendation to the City Council on denial or approval of the request within 30 days.
5. If advisory approval is granted, staff prepares all necessary notices, resolutions and certificates.
6. City Council holds public hearing(s) on the proposed project to consider the advisory recommendation(s).
7. The City Council grants final approval or denies the request.

C. PUBLIC PURPOSE OBJECTIVES

It is the policy of the City and EDA of Ramsey that the business assistance should result in a public benefit as identified in items 1-10 below. Please indicate how the proposed project will accomplish this by checking the appropriate boxes. **Attach additional narrative as Part 7.**

- 1. To encourage redevelopment.
- 2. To retain local jobs and/or increase the number and diversity of jobs that offer stable employment and/or attractive wages and benefits.
- 3. To enhance and/or diversify the City's economic base.
- 4. To encourage additional unsubsidized private (re)development.
- 5. To remove blight and/or encourage (re)development of commercial and industrial areas.
- 6. To create housing opportunities.
- 7. To provide a diversity of housing.
- 8. To provide a variety of family housing ownership alternatives and housing choices.
- 9. To promote neighborhood stabilization and revitalization by the removal of blight and the upgrading of existing housing stock in residential areas.
- 10. To accomplish other public policies which may be adopted such as the promotion of quality urban or architectural design, energy conservation, and decreasing capital and/or operating costs of local government.
 - Utilization of architectural and landscaping techniques that will enable the components of the project to blend with the natural environment.
 - Mitigation of project impact on the natural environment.

D. SOURCES & USES OF FUNDS

Attach additional information as Part 8

<u>SOURCES</u>	<u>AMOUNT</u>
Bank Loan	\$ _____
Other Loans	\$ _____
Owner Equity	\$ _____
Fed Grant/Loan	\$ _____
State Grant/Loan	\$ _____
Industrial Development Bonds	\$ _____
Tax Increment Financing	\$ _____
Tax Abatement	\$ _____
Revolving Loan Fund	\$ _____
Other	\$ _____
TOTAL	\$ _____

<u>USES</u>	<u>AMOUNT</u>
Land Acquisition	\$ _____
Site Development	\$ _____
Construction	\$ _____
Machinery & Equipment	\$ _____
Architectural/Engineering Fees	\$ _____
Debt Service Reserve	\$ _____
Contingencies	\$ _____
Other	\$ _____
TOTAL	\$ _____

Total Amount of business assistance requested from either Revolving Loan Fund, Abatement, Tax Increment Financing or another source: \$ _____

E. ADDITIONAL DOCUMENTATION AND CHECKLIST

Applicants will also be required to provide the following documentation.
All personal financial information will be kept private and confidential.

- 1. Written business plan or a description of the business, ownership/ management, date established, products and services, and future plans.
- 2. Financial statements for past two years, including profit and loss statements and balance sheets.
- 3. Two year financial projections.
- 4. Personal financial statements of all major shareholders (principals) including the most recent 2 years of tax returns. (If requested.)
- 5. Letter of commitment from other sources of financing, stating terms and conditions of their participation in the project.
- 6. Administrative fee of up to \$5,000. In addition to defraying the cost of staff time, the fee will be used to pay costs associated with processing this request for financial assistance such as legal, engineering and financial analysis. The City reserves the right to stop the processing of the request until additional fees are paid should the original amount be insufficient to pay such costs. That portion which remains unspent, if any, will be returned only if the project is denied approval.
- 7. Attach the following documentation:
 - _____ Part 1 – Corporation/Partnership Description
 - _____ Part 2 – List of Shareholders/Partners
 - _____ Part 3 – Description of Project
 - _____ Part 4 – *But For* Analysis
 - _____ Part 5 – List of Prospective Lessees (If requested)
 - _____ Part 6 – Legal Description, Property Identification Numbers, maps of the project area, and project renderings
 - _____ Part 7 – Public Purpose Narrative
 - _____ Part 8 – Sources & Uses of Funds – Additional Information

The undersigned certifies that all information provided in this application is true and correct to the best of the undersigned’s knowledge. The undersigned authorizes the City and EDA of Ramsey to check credit references, verify financial and other information, and share this information with other political subdivisions as needed. The undersigned also agrees to provide any additional information as may be requested by the City after the filing of this application.

Applicant Name _____ Date _____

By _____

Its _____

EXHIBIT B
BUSINESS ASSISTANCE REVIEW WORKSHEET
FOR COMMERCIAL/INDUSTRIAL PROJECTS
TO BE COMPLETED BY APPLICANT AND CITY STAFF

A. The project meets which of the following objectives as set forth in Section C of the Business Assistance policy:

- 1. To encourage redevelopment.
- 2. To retain local jobs and/or increase the number and diversity of jobs that offer stable employment and/or attractive wages and benefits.
- 3. To enhance and/or diversify the City's economic base.
- 4. To encourage additional unsubsidized private (re)development.
- 5. To remove blight and/or encourage (re)development of commercial and industrial areas.
- 6. To accomplish other public policies which may be adopted such as the promotion of quality urban or architectural design, energy conservation, and decreasing capital and/or operating costs of local government.
 - Utilization of architectural and landscaping techniques that will enable the components of the project to blend with the natural environment.
 - Mitigation of project impact on the natural environment.

B. Ratio of Private to Public Investment in Project:

\$ _____ Private Investment

\$ _____ Public Investment

_____ **Ratio Private : Public Financing**

Points: _____

5:1 5

4:1 4

3:1 3

2:1 2

Less than 2:1 1

C. Job Creation:

_____ Net *new* jobs (minimum 40 hours per week) or
 _____ fulltime equivalents

Points: _____

50+ 5

20+ 4

10+ 3

5+ 2

Less than 2 1

D. Wage Level of jobs created:

Average hourly wage

Of *new* jobs _____

Points: _____

Over \$21/hour 5

\$18-21/hour 4

\$14-17/hour 3

\$10-13/hour 2

Under \$10/hour 1

E. Ratio Of Business Assistance To New Jobs Created:	Points:
\$ _____ Business assistance requested	\$5,000 or less <u>5</u>
_____ Number of net <i>new</i> jobs created	\$15,000 or less <u>4</u>
\$ _____ of business assist. per net <i>new</i> job created	\$25,000 or less <u>3</u>
	\$50,000 or less <u>2</u>
	Over \$75,000 <u>1</u>

F. Project size:	Points:
The project will result in the construction of _____ square feet	75,000+ <u>5</u>
	50,000+ <u>4</u>
	25,000+ <u>3</u>
	10,000+ <u>2</u>
	5,000 or less <u>1</u>

G. Type of Project:	Points:
_____ 100% Owner Occupied	<u>5</u>
_____ Mix Owner Occupied & Investment	<u>3</u>
_____ Investment Property	<u>1</u>

H. Likelihood that the project will result in unsubsidized, spin-off development:	Points:
_____ High	<u>5</u>
_____ Moderate	<u>3</u>
_____ Low	<u>1</u>

I. _____

Sub-Total Points _____ of a possible 35 points.

Bonus Points	Bonus Points:
The project will be 100% <i>pay-as-you-go</i> financing.	<u>3</u>
The project is a redevelopment project.	<u>3</u>

Total Points: _____

Overall project analysis:	High	35 points
	Moderate	25 points
	Low	15 points
	Not Eligible	5 points

APPENDIX I
Business Subsidy Statute 2008

APPENDIX II
Sample Business Subsidy Agreement

APPENDIX III
Business Subsidy Reporting Form

Economic Development Authority (EDA)

4. 4.

Meeting Date: 01/11/2018

Submitted For: Patrick Brama, Administrative Services

By: Patrick Brama, Administrative Services

Title:

CBRE: Pricing Strategy (portions of this case may be closed to the public)

Purpose/Background:

Purpose:

Review pricing strategy for the sale of city owned land.*

*The pricing strategy discussion will occur during closed session. Staff will be sending confidential materials to the EDA directly, via email. The attached reference map shows the various properties currently available for sale/ purchase. Although CBRE is the City's broker, for various reasons, they are not listing all available City owned properties. Staff is requesting EDA input on the proposed/ updated pricing strategy. Staff will be taking this case to the Council in February.

Notification:

NA

Observations/Alternatives:

NA

Funding Source:

NA

Recommendation:

NA

Action:

NA

Attachments

[Ref Map](#)

[Current CBRE Listings](#)

Form Review

Inbox

Kurt Ulrich

Form Started By: Patrick Brama

Final Approval Date: 01/05/2018

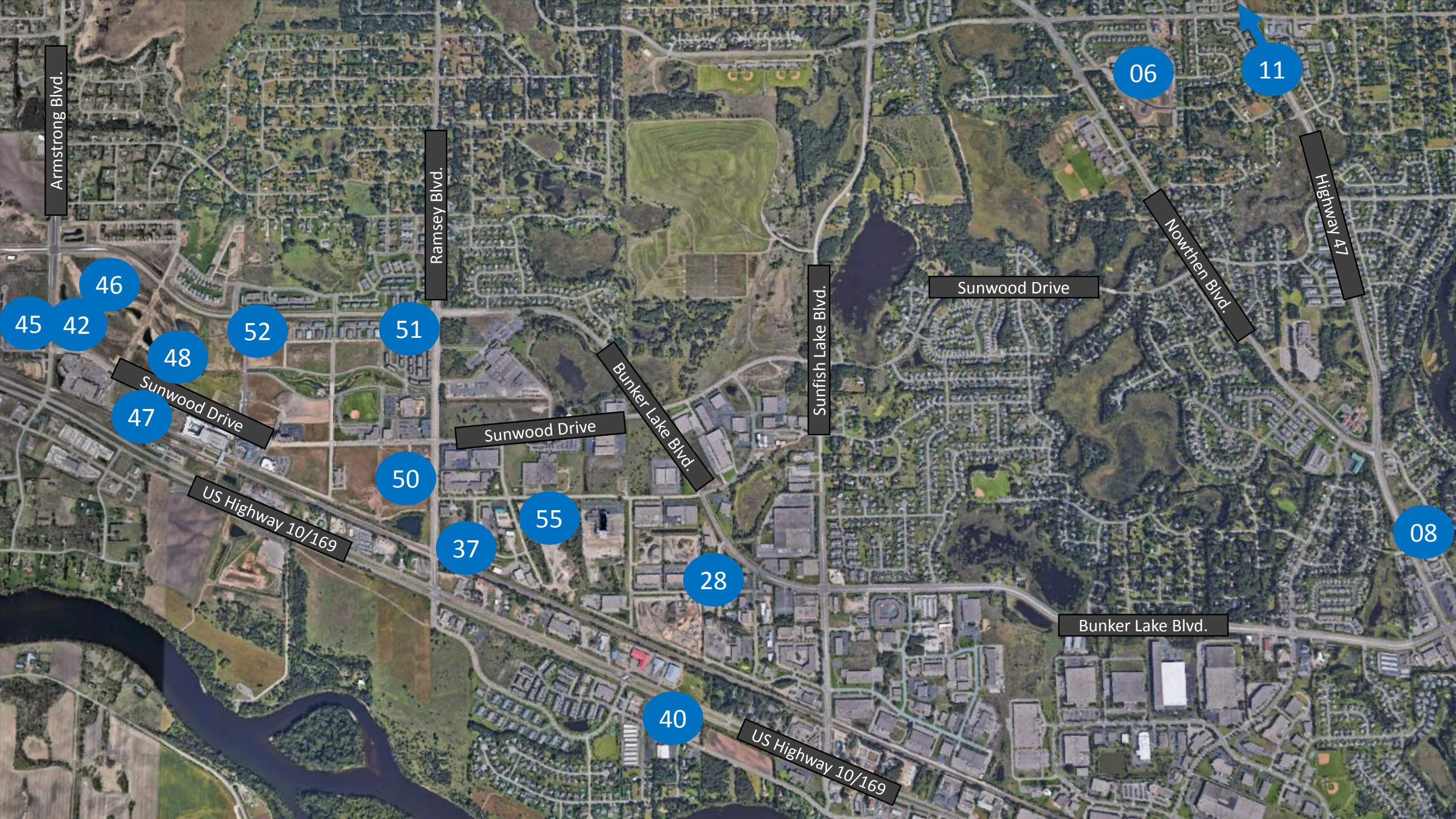
Reviewed By

Kurt Ulrich

Date

01/05/2018 04:29 PM

Started On: 12/21/2017 09:56 AM



Armstrong Blvd.

Ramsey Blvd.

Sunfish Lake Blvd.

Highway 47

Sunwood Drive

Nowthen Blvd.

Sunwood Drive

Bunker Lake Blvd.

Bunker Lake Blvd.

US Highway 10/169

US Highway 10/169

45 46 42

06

11

48

52

51

47

50

55

08

37

28

40

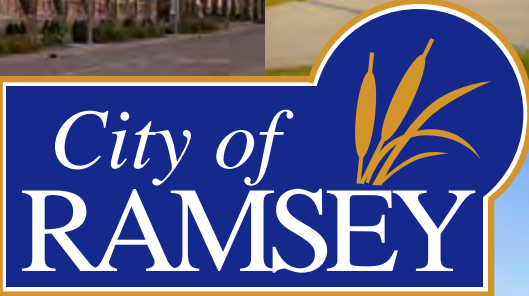


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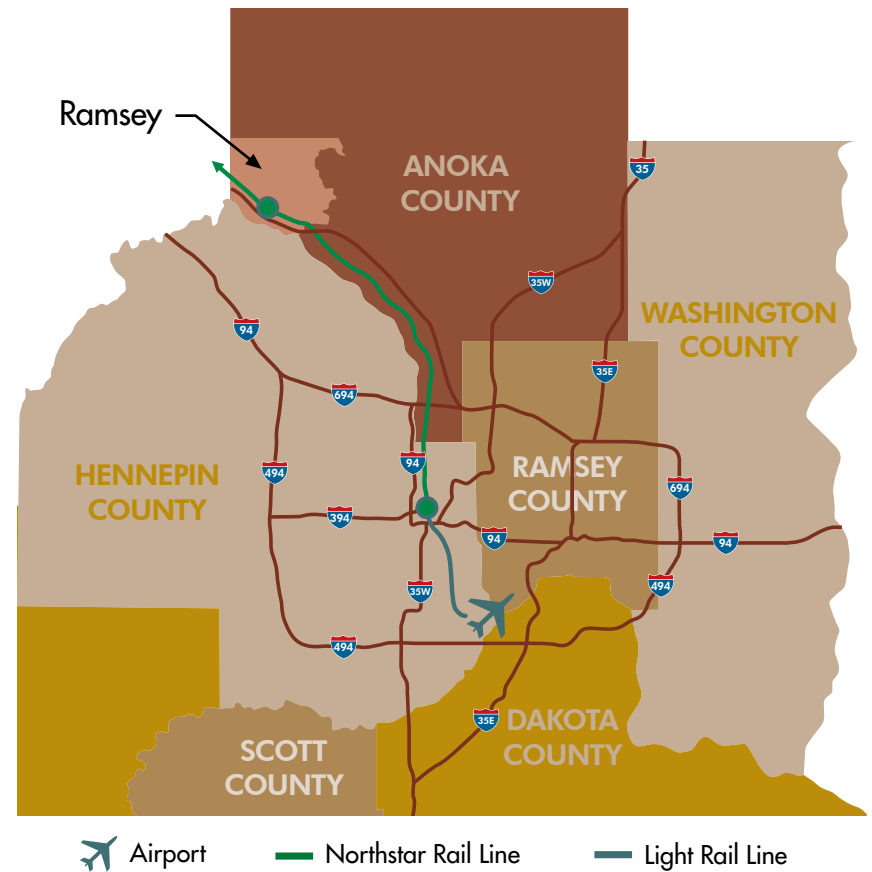
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DISCLAIMER
 © 2016 CBRE, Inc. The information contained in this document has been obtained from sources believed reliable. While CBRE, Inc. does not doubt its accuracy, CBRE, Inc. has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

EXECUTIVE SUMMARY

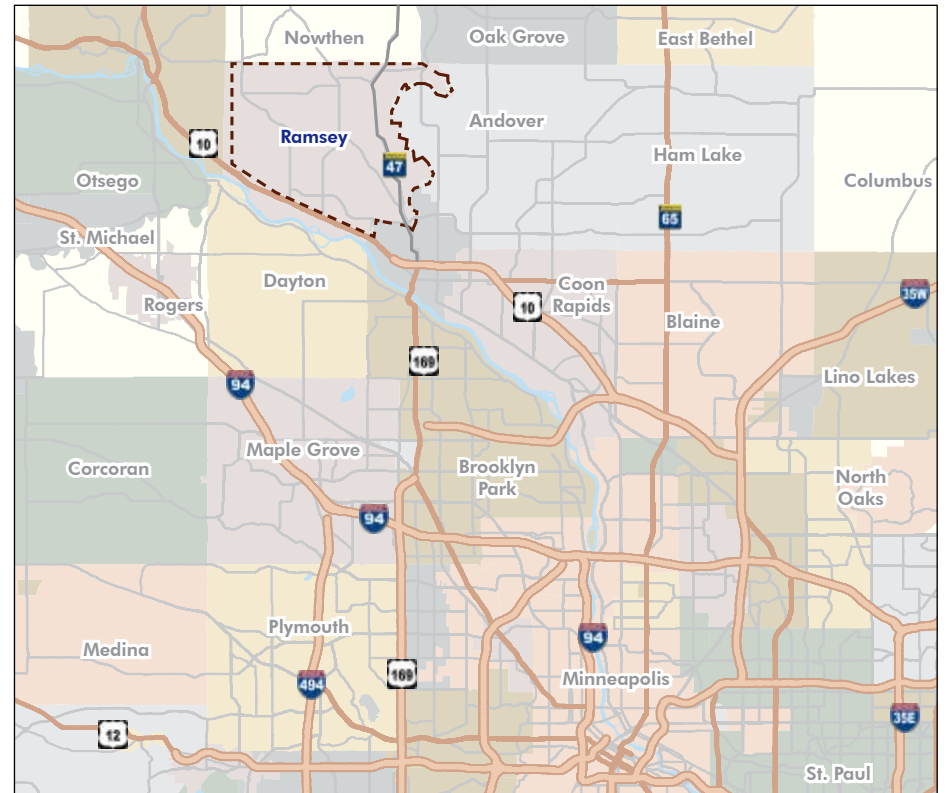
CITY OF RAMSEY OVERVIEW

Ramsey is a northwestern Twin Cities suburb in Anoka County with an estimated 2015 population of 25,580., and is the second-fastest growing city in Anoka County. It is 28 square miles with 15% wetlands, 565 acres park and open space, and bordered by the Rum and Mississippi Rivers. The City is also known for its unique COR development that encompasses over 400 acres of residential, commercial, retail, educational and recreational uses. The COR is the Twin Cities' first and only mixed-use development on the Northstar Commuter Line that services downtown Minneapolis, and offers a unique transit oriented development providing easy access to home, work, and neighborhood services. Highways 10/169 and 47 are two larger transportation routes.

As of the census of 2010, there were 23,668 people, 8,033 households, and 6,484 families residing in the city of Ramsey. The population density was 821.5 inhabitants per square mile (317.2/km²). There were 8,302 housing units at an average density of 288.2 per square mile (111.3/km²).

There were 8,033 households of which 43.9% had children under the age of 18 living with them, 67.6% were married couples living together, 8.5% had a female householder with no husband present, 4.6% had a male householder with no wife present, and 19.3% were non-families. 13.7% of all households were made up of individuals and 3% had someone living alone who was 65 years of age or older. The average household size was 2.95 and the average family size was 3.24.

The median age in the city was 34.9 years. 28.7% of residents were under the age of 18; 7.8% were between the ages of 18 and 24; 29.4% were from 25 to 44; 27.4% were from 45 to 64; and 6.7% were 65 years of age or older. The gender makeup of the city was 50.3% male and 49.7% female

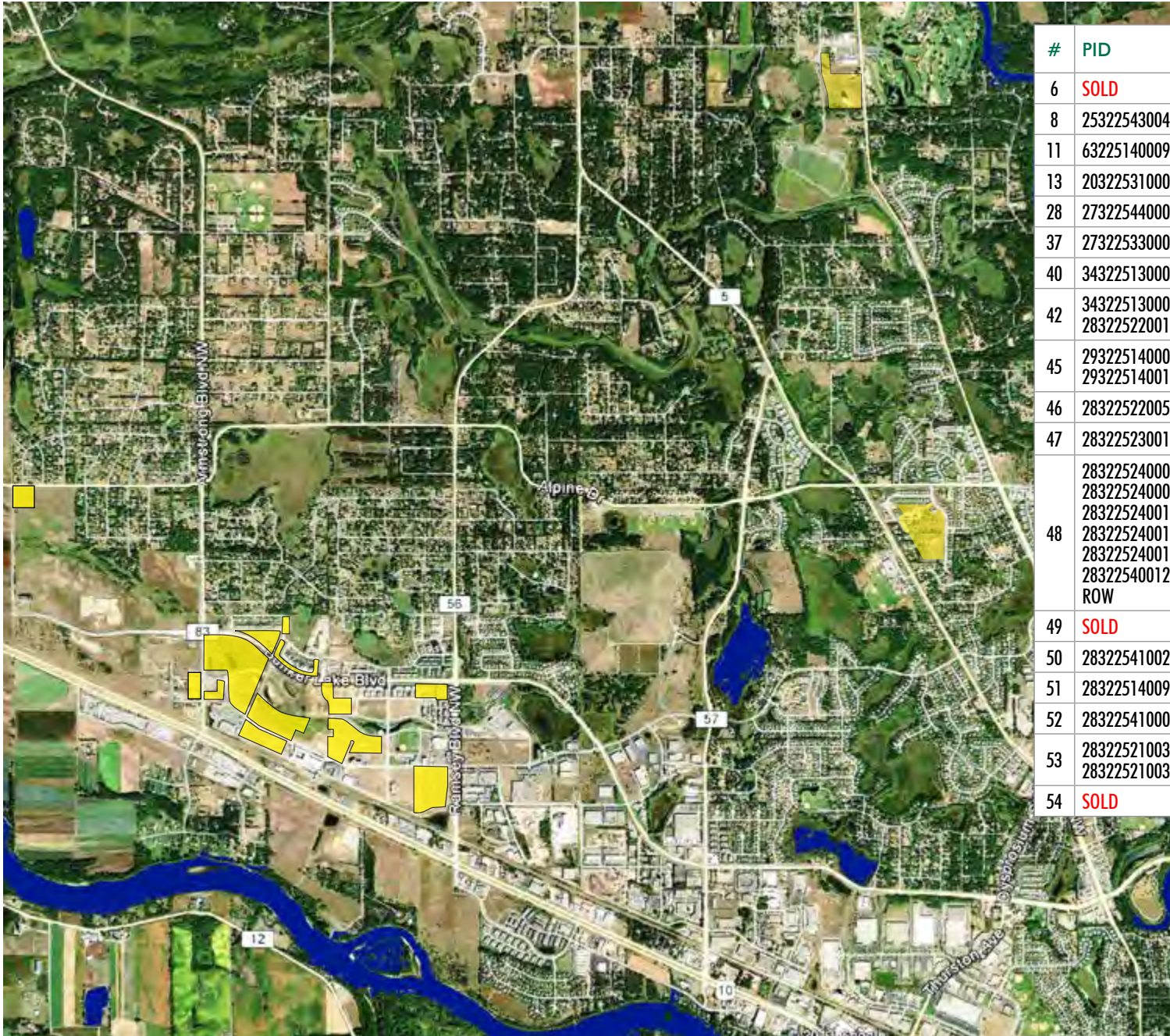


30 minutes to Downtown Minneapolis (±22 miles)

DEMOGRAPHICS, LIVABILITY, WORKFORCE

- 2015 Population 25,580
- Median Household Income: \$83,115
- Anoka County Labor Force: 194,170
- Manufacturing hub: 33% of businesses in Ramsey; second highest percentage in Anoka County
- Nearly 1,300 businesses & non-profit organizations; more than 6,000 jobs
- Top Minneapolis Suburb for young couples (movoto.com, 2015)
- Home to the Game Fair, The Draw Event Series, and Happy Days
- 565 acres of parkland and extensive trail system
- 15% of Ramsey is protected wetland

PARCEL LISTINGS



#	PID	ACRES	LAND USE	LIST PRICE
6	SOLD			
8	253225430043	1.01	Commercial	\$153,985
11	63225140009	6.75	Residential	\$256,800
13	203225310003	4.11	Residential	\$164,000
28	273225440003	0.95	Commercial	\$82,764
37	273225330006	4.14	Office	\$450,000
40	343225130005	1.23	Commercial	\$215,000
42	343225130005 283225220013	2.61	Commercial	\$1,365,000/\$12 PSF
45	293225140009 293225140010	2.88	Mixed	\$10/SF
46	283225220058	30.9	Commercial	\$6,730,000
47	283225230010	4.94	Mixed	\$1,075,932/\$5 PSF
48	283225240009 283225240009 283225240011 283225240010 283225240013 283225240012 ROW	20.00	Mixed	\$3,485,000
49	SOLD			
50	283225410020	13.34	Commercial	From \$6 PSF
51	283225140094	4.30	Residential	\$350,000
52	283225410009	4.96	Residential	\$450,000
53	283225210035 283225210030	7.38	Residential	\$210,000
54	SOLD			

Click on any numbered box to open the brochure for that parcel

THE CITY OF RAMSEY - FACTS

OVERVIEW

- Second-fastest growing City in Anoka County
- U.S. HWY 10, State Highway 169, State Highway 47 and Northstar Commuter Rail (linking to MSP) access
- Manufacturing hub (33% of businesses in Ramsey)
- Relevant, nearby, educational opportunities and workforce for manufacturing businesses
- Home to The COR, a new urban downtown development with direct access to the Northstar Commuter Rail
- Bordered by the Mississippi River, Rum River and Trott Brook, Ramsey is one of Minnesota's premier places to live

EDUCATION

- **Over 50 universities located** - within 50 miles
- **Anoka Technical College** - within 1 mile
- **PACT Charter School** - located on Ramsey Blvd & E Ramsey Pkwy, 600 current students and 2,000 on waiting list

HIGHLIGHTS

- **Coborn's Grocery Store** - anchors approximately 100,000 SF of retail in The COR and provides full service grocery, liquor, fuel and pharmacy.
- Northstar Station
- VA Clinic
- US Highway 10 - highest traveled road in the state
 - Ramsey Blvd @ Hwy 10: 44,000 VPD
 - Armstrong Blvd @ Hwy 10: 39,000 VPD

CITY and COUNTY CONTACTS

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Patrick Brama

Economic Development Manager
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pbrama@cityoframsey.com

Tim Gladhill

Community Development Director
763 433 9826
tgladhill@cityoframsey.com



www.ci.ramsey.mn.us

THE CITY OF RAMSEY - CONSTRUCTION & HOUSING



THE CITY OF RAMSEY - CONSTRUCTION & HOUSING

RESIDENTIAL DEVELOPMENT PATTERNS

2012, 295 total housing units

Single Family, 57 units

Townhomes, 8 units

Multi Family, 230 units

2013, 234 total housing units

Single Family, 96 units

Townhomes, 66 units

Multi Family, 72 units

2014, 66 total housing units

Single Family, 66 units

Townhomes, 0 units

Multi Family, 0 units

2015, 290 total housing units

Single Family, 83 units

Townhomes, 39 units

Multi Family, 168 units



MAJOR ACTIVE DEVELOPMENTS

- Single-family Construction – GS Land/ Harvest Estates PLAT, up to 44 lots located in east central Ramsey.
- Single-family Construction –Lennar Homes/ Woodlands PLAT, up to 85 lots located in central Ramsey.
- Townhome Construction –D.R. Horton/ The Station PLAT, up to 77 units located in The COR.



THE CITY OF RAMSEY - BUSINESS GROWTH

MANUFACTURING HOT SPOT

- Vision Ease Lens
- Diamond Graphics Printing
- Life Fitness
- Connexus Energy
- Cullinan Rigging & Erecting
- Ace Solid Waste

LABOR MARKET

- Anoka County Labor Force: 194,170
- Over 600 existing businesses and non-profit organizations in Ramsey
- **VA Clinic** - Opened in November 2011, the facility provides critical services to over 30,000 of our most honored citizens
- **Allina Clinic** - 30,000 square foot facility is the newest prototype in the Allina program featuring dominant architectural features; the general medicine facility also includes a sports medicine component

LARGEST EMPLOYERS	EMPLOYEES
Life Fitness	457
Vision Ease Lens	349
Connexus Energy	250
Anderson Dahlen Inc.	175
Zero Zone Inc.	174

BUSINESS PARKS

The City of Ramsey is proud to be a pro-economic development community. This is not only demonstrated by a rich history of successfully developing business parks, it is demonstrated by the commitment to the future of economic development within the community. The City has placed an emphasis on encouraging economic development within the Council strategic plans, EDA workplans, and Comprehensive Plan.

Both the City of Ramsey and the City of Anoka share a large business park spanning across 1,000 acres of land. This business park includes various office, warehouse, assembly, and a wide-variety of manufacturing users. Nearly 10,000 jobs have been created by this business park. The City of Ramsey and Anoka share a major economic engine that serves not only the Twin Cities, but also the national and global market place.

The City of Ramsey will consider moving forward with a new 93-acre greenfield business park located just northwest of the new full-access grade-separated Armstrong Boulevard/U.S. Highway 10 Interchange in April 2016. The new business park has 25 acres of land shovel-ready today.



THE CITY OF RAMSEY - DEMOGRAPHICS

CBRE DEMOGRAPHIC BRIEF

RAMSEY CITY CENTER

	1 Mile	3 Miles	5 Miles	10 Miles
POPULATION				
2016 Population	2,493	23,952	50,866	252,652
2021 Population	2,679	25,575	53,433	265,483
2010 Population	2,259	21,908	47,789	236,800
2000 Population	1,933	16,998	40,581	200,404
Percent Pop Change: 2010 to 2016	10.4%	9.3%	6.4%	6.7%
Percent Pop Change: 2016 to 2021	7.5%	6.8%	5.1%	5.1%
AGE				
2016 Median Age	37.7	37.0	37.8	37.9
2016 Average Age	37.5	36.6	37.5	37.5
HOUSEHOLDS				
2016 Households	891	8,094	18,110	90,502
2021 Households	969	8,687	19,114	95,240
2010 Households	784	7,368	16,897	84,665
2000 Households	626	5,373	13,501	68,453
Percent HH Change: 2010 to 2016	13.5%	9.9%	7.2%	6.9%
Percent HH Change: 2016 to 2021	8.8%	7.3%	5.5%	5.2%
Average Household Size	2.8	2.9	2.8	2.8
INCOME				
2016 Median Household Income	\$78,781	\$83,624	\$79,169	\$78,267
2016 Average Household Income	\$87,403	\$95,434	\$91,266	\$92,347
2016 Per Capita Income	\$31,224	\$32,251	\$32,494	\$33,079
HOUSING UNITS				
2016 Housing Units	915	8,341	18,757	94,083
2016 Occupied Housing Units	891	8,094	18,110	90,502
2016 Vacant Housing Units	24	247	647	3,580
2016 Owner-Occupied Housing Units	843	7,420	15,525	75,960
2016 Renter-Occupied Housing Units	48	674	2,585	14,542
EDUCATION				
2016 Population Age 25 and Over	1,667	15,545	33,618	166,878
High School thru Associates	1,144 68.6%	10,387 66.8%	22,454 66.8%	107,522 64.4%
Bachelor's Degree	301 18.1%	3,238 20.8%	6,816 20.3%	36,265 21.7%
Graduate Degree	105 6.3%	1,075 6.9%	2,366 7.0%	14,266 8.5%
PLACE OF WORK				
Total Businesses	27	627	1,564	8,672
Daytime Employment (Total Employees)	65	6,154	15,654	100,660

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CBRE DEMOGRAPHIC BRIEF

RAMSEY CITY CENTER



NAME	LATITUDE	LONGITUDE
1 RAMSEY CITY CENTER	45.2611	-93.45

THE CITY OF RAMSEY - EDA FINANCING TOOLS

The City of Ramsey has a number of financial tools available for economic development projects. Below is an overview of common economic development tools.

GAP FINANCING

- Ramsey Revolving Loan Fund (RLF)
- Minnesota Investment Fund (MIF)

SBA FINANCING

- Small Business Administration (SBA) Loans
- Small Business Administration (SBA) Loan Guarantees

PROPERTY TAX PROGRAMS

- Tax Abatement
- Tax Increment Financing (TIF)

PRIMARY FINANCING

- Private Primary Lending Lender and/or Owner Equity (no involvement from city)
- Industrial Revenue Bonds (IRB)



DISCLOSURE

Eligibility for financing tools is based on the merit of an individual project, compliance with specific program requirements and in many cases approval from the Ramsey EDA and City Council. The City of Ramsey targets quality projects with high quality job growth. Typically, projects will require owner equity and/or private financing.

THE CITY OF RAMSEY - THE COR

THE COR

The COR (Center of Ramsey) is the City of Ramsey's downtown development. This 400 acre development is a true, transit oriented and walkable, urban development. The COR is centered on U.S. Highway 10/ U.S. Highway 169 and the Northstar Rail (Ramsey Station). This mixed use development is home to a long list of successful projects including residential, retail, office, recreation, government facilities, and much more!

The COR, known formerly as Ramsey Town Center, was purchased by the City of Ramsey in 2009. About 130 acres of land is available for development in The COR today; about 90 acres is City-owned. Located directly adjacent to The COR is 90 acres of additional land available for commercial (retail) development.

RECENT MAJOR ACTIVITY

1. Rental apartments – 121 units of market rate apartments being developed by PSD LLC in The COR, near The Draw Park and Amphitheatre. Construction is underway, completion is anticipated for winter 2016.
2. Rental apartments - 47 units of workforce housing being developed by Common Bond Communities in The COR, near The Ramsey Northstar Commuter Rail Station. Construction is underway, completion is anticipated for fall 2016.
3. Casey's Convenience Store – 4,500 square foot convenience retail store completed by Casey's Retail Company, near Ramsey Boulevard/ Sunwood Drive. Construction is completed, operations began in January of 2016.
4. Quick Service Restaurant – 4,500 square foot restaurant to be developed by McDonald's USA LLC in The COR, near the new Armstrong Interchange. Construction anticipated for completion in 2017.






5. Armstrong Blvd Interchange – new full-access grade-separated interchange, intersection of U.S. Highway 10 and Armstrong Boulevard. Final completion set for summer 2016.
6. Townhomes – 15 units of town homes completed in 2016, 77 additional units under review for platting by D.R. Horton within The COR, near The Draw Park & Amphitheatre.
7. Renovation – Coborn's completed a half-million dollar remodel and upgrade to their convenience and liquor spaces in late 2015. Coborn's is 60,000 square

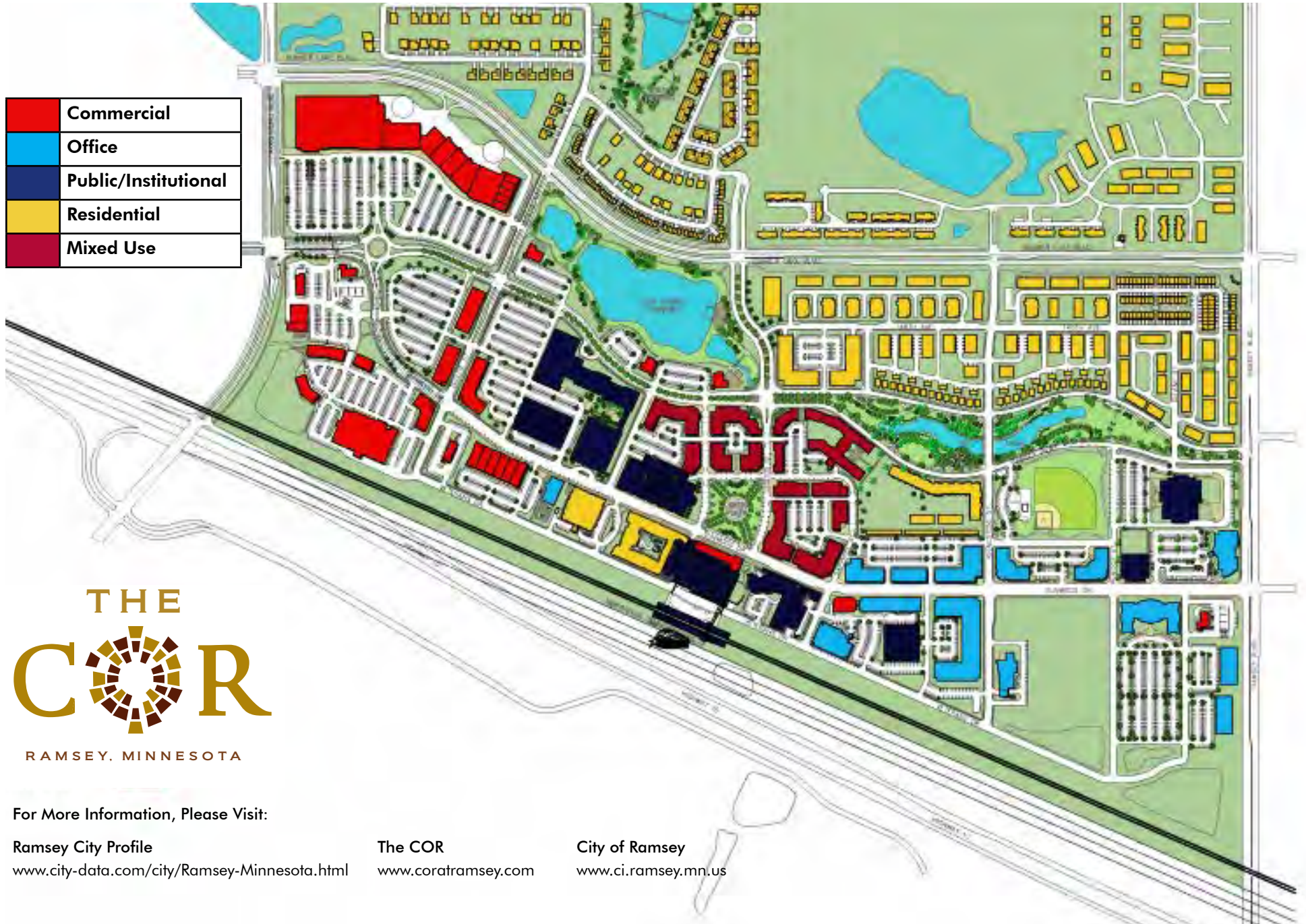
PRE-2015 COR PROJECTS INCLUDE:

- 95,000 square foot Coborn's anchored multi-tenant retail center, over 90% occupancy
- PACT Charter School (K-12)
- Ramsey Municipal Center (60,000 square feet)
- Veterans Affairs Outpatient Clinic (40,000 square feet)
- Ramsey Office Plaza (80,000 square feet), over 90% occupancy
- Midwest Medical Examiner's Office
- NAU County Insurance Office (42,000 square feet)
- Northgate Church & Community Performing Arts Center (500 seats)
- Allina Medical Clinic (25,000 square feet)
- 230-unit luxury apartment complex (Residence at The COR)
- \$3M The Draw park & amphitheater
- Ramsey Rail Station: connected to covered 800 stall parking ramp by skyway with service to Minneapolis
- Various single family and townhome developments totaling several hundred households



COR CONCEPT PLAN

	Commercial
	Office
	Public/Institutional
	Residential
	Mixed Use



THE
COR
RAMSEY, MINNESOTA

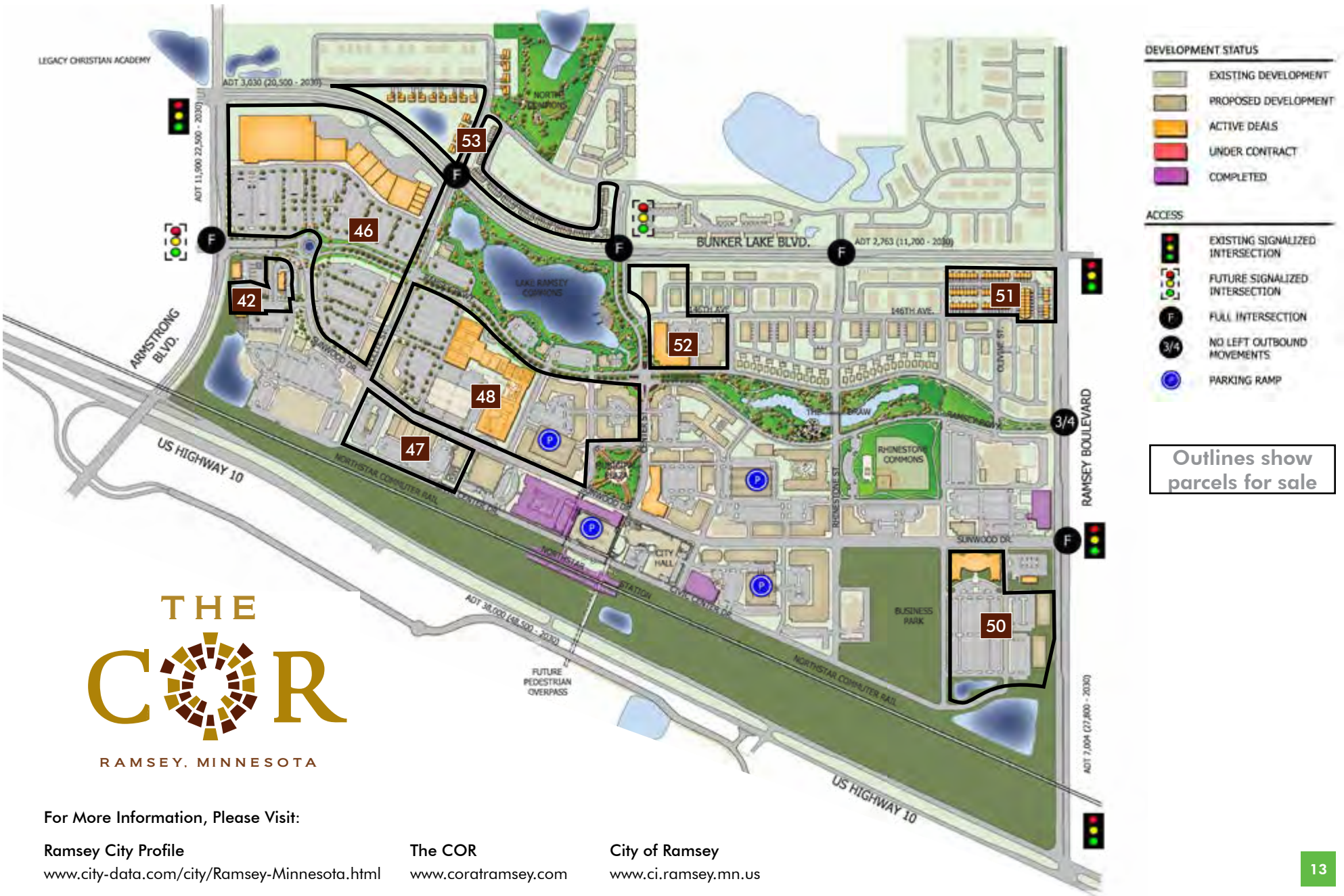
For More Information, Please Visit:

Ramsey City Profile
www.city-data.com/city/Ramsey-Minnesota.html

The COR
www.coratramsey.com

City of Ramsey
www.ci.ramsey.mn.us

COR - AVAILABLE PARCELS



For More Information, Please Visit:

Ramsey City Profile
www.city-data.com/city/Ramsey-Minnesota.html

The COR
www.coratramsey.com

City of Ramsey
www.ci.ramsey.mn.us

HWY 10/ARMSTRONG BLVD REALIGNMENT

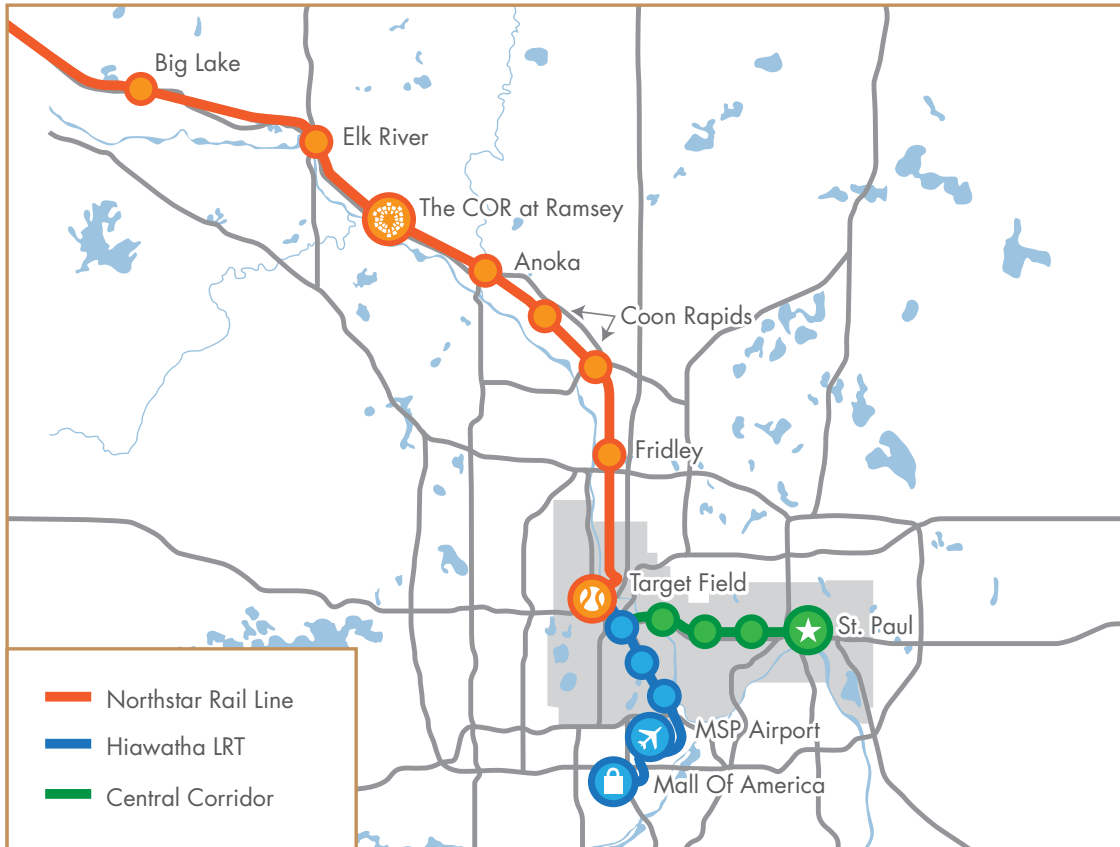
NEW FULL ACCESS INTERCHANGE - COMPLETED 2015/2016



ROAD CONSTRUCTION TIMING

Construction of the Armstrong Interchange has been completed. Additionally, there is a large Hwy 10 Access Planning Study under way to improve the safety and flow of Hwy 10. Hwy 10 is already a tremendous asset to the community but its positive impact will continue to grow with improvements to the corridor between Anoka, Ramsey and Elk River.

NORTHSTAR COMMUTER RAIL



STATION SPOTLIGHTS

The Ramsey Rail Station is now open and is the newest stop on the Northstar Commuter Rail. With safe, convenient, affordable and reliable transportation to downtown Minneapolis, and connections to the Airport and Mall of America, this regional transit solution is a critical part of the transit services provided in The COR. It's the only station connected by skyway to a public parking ramp and is located in the center of The COR, Ramsey's new downtown development.

The \$13 million Ramsey Station investment is leveraging \$80 million in residential, retail and other investments in The COR. Rail service has also sparked new development around the station area, including the new Veterans Administration Clinic, Allina Medical Clinic, Falls Café, and Legacy Christian Academy.

Outside of downtown Minneapolis, seven stations are located along the 40-mile corridor: Target Field in Minneapolis, Fridley, Coon Rapids/Riverdale, Anoka, Ramsey, Elk River, and Big Lake. Another 3 stations are proposed in St. Cloud, Becker and Coon Rapids/Foley.



DAILY RIDERSHIP
AVERAGES 2,539 RIDERS
PER DAY WITH A TARGET
OF 5,900 RIDERS PER
DAY BY 2030.

For More Information, Please Contact:

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brian.pankratz@cbre.com

For More Information, Please Visit:

Ramsey City Profile

www.city-data.com/city/Ramsey-Minnesota.html

Northstar Commuter Rail Line

www.metrotransit.org/northstar

The COR

www.coratramsey.com

City of Ramsey

www.ci.ramsey.mn.us

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CONFIDENTIALITY AGREEMENT

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and CBRE, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or CBRE, Inc. nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to CBRE, Inc.



Economic Development Authority (EDA)

5. 1.

Meeting Date: 01/11/2018

By: Katie Schmidt, Administrative Services

Title:

2017 Business Retention and Expansion Program Report

Purpose/Background:

The purpose of this case is to receive the attached report on the 2017 Business Retention & Expansion Program. Our goal is to make twenty-four annual business visits. The attached report is unformatted and unedited. Staff anticipates that achieving twenty-four business visits in 2018 will not be a problem.

Notification:

NA

Observations/Alternatives:

NA

Funding Source:

NA

Recommendation:

Staff will recommend this report be reviewed by the EDA when they next update their work plan, and by the City Council when they next update the strategic plan.

Action:

NA

Attachments

2017 Business Retention Report

Form Review

Inbox	Reviewed By	Date
Patrick Brama	Katie Schmidt	12/29/2017 02:49 PM
Patrick Brama	Patrick Brama	01/04/2018 12:45 PM
Kurt Ulrich	Katie Schmidt	01/04/2018 12:48 PM
Patrick Brama	Patrick Brama	01/04/2018 08:07 PM
Kurt Ulrich	Kurt Ulrich	01/05/2018 04:29 PM
Form Started By: Katie Schmidt		Started On: 12/20/2017 01:24 PM
Final Approval Date: 01/05/2018		

2017 Business Retention & Expansion Program

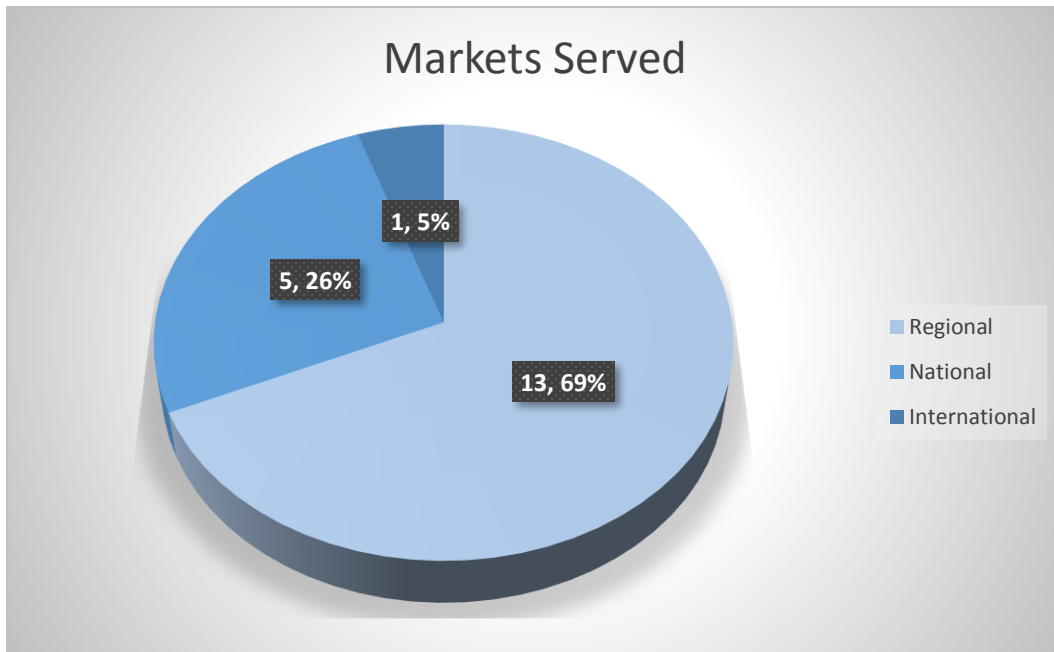
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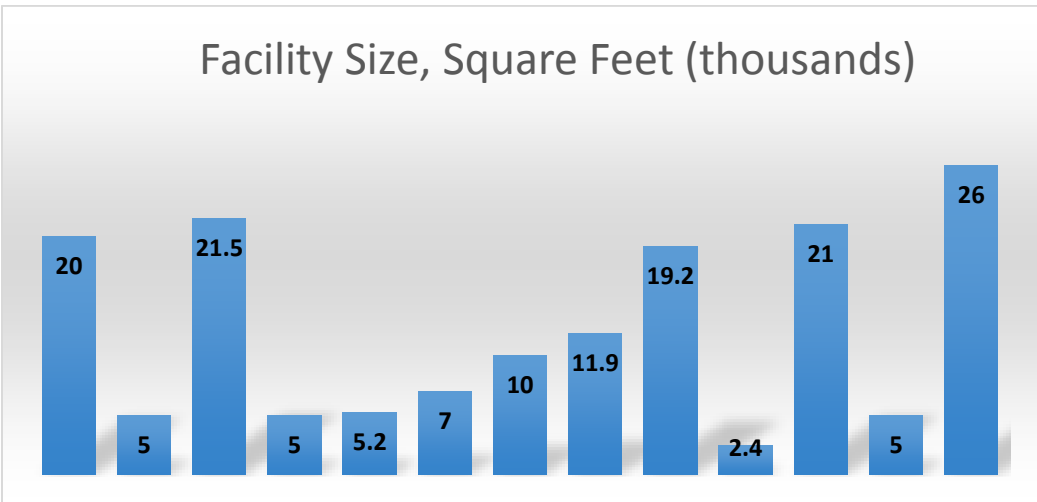
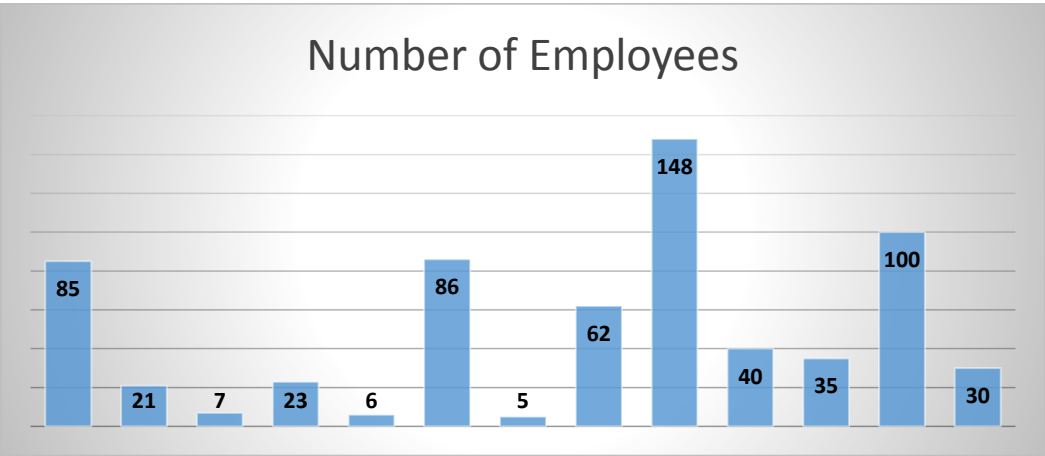
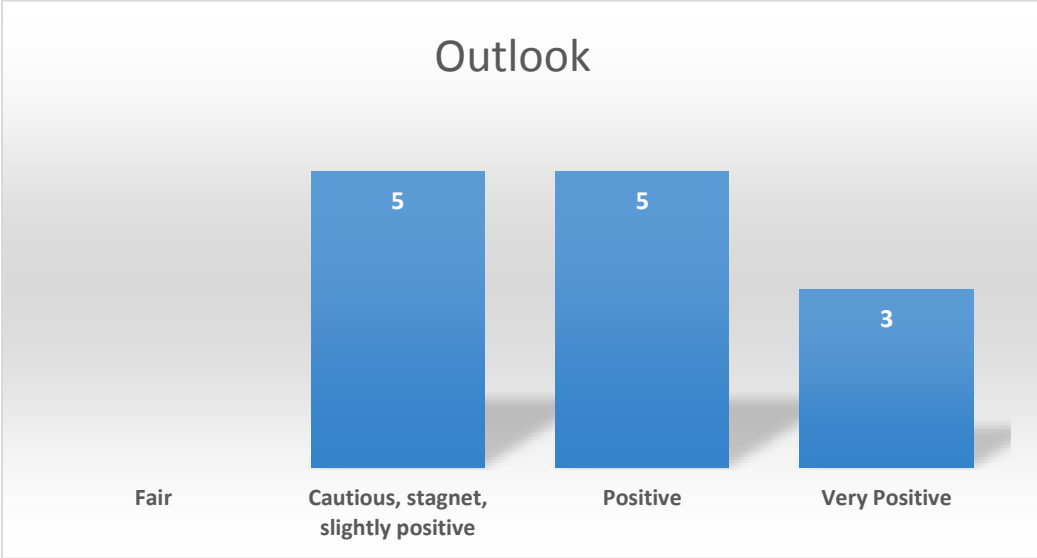
Formal Business Visits

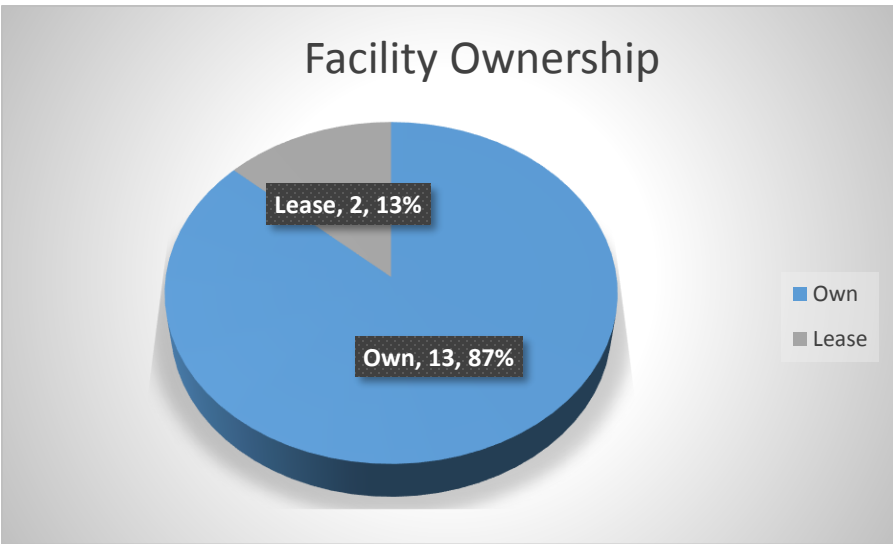
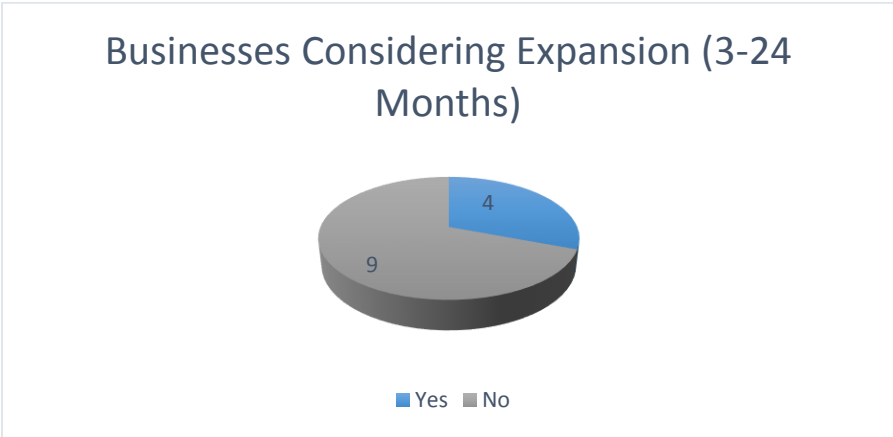
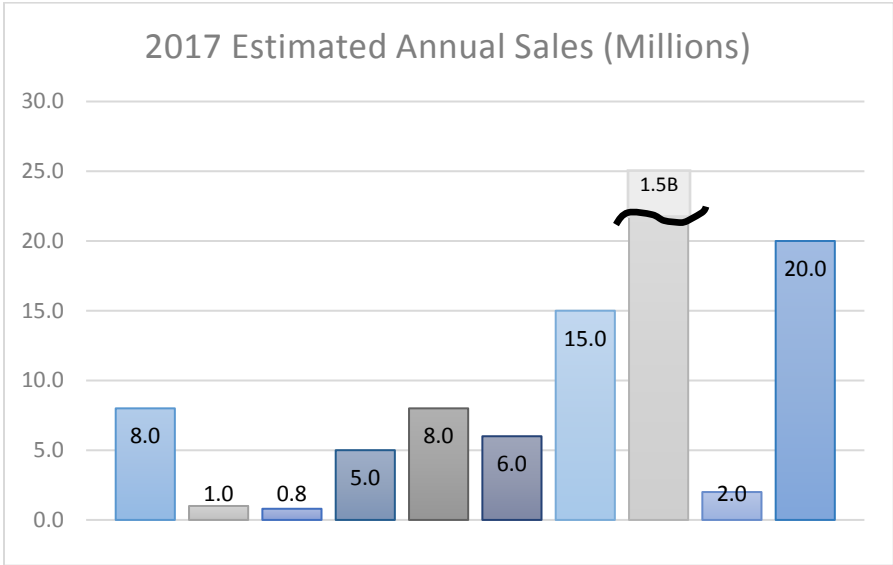
1. Global Glove
2. RV World
3. Village Bank
4. Culligan Water Conditioning
5. Anoka Ramsey Farm and Garden
6. MultiSource Manufacturing
7. Physical Therapy Consultants
8. MOCORP
9. Soderholm & Associates Inc.
10. Bolton & Menk, Inc.
11. Allina Health Clinic
12. NAU Country Insurance
13. In'Tech Industries
14. RM Golf Carts
15. Fab Tech Plastics and Metal, LLC

Informal Business Visits

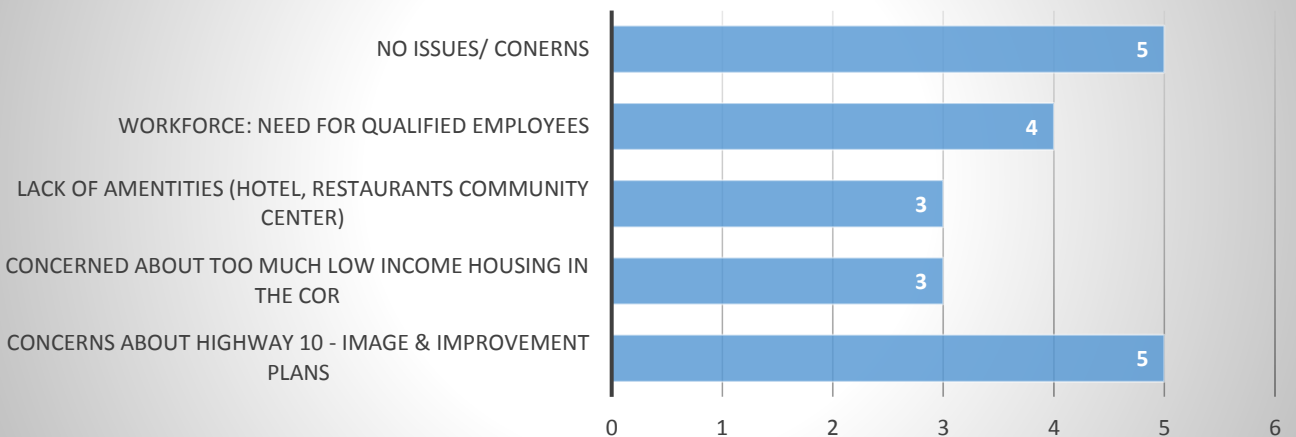
1. Your Computer Hero







City of Ramsey: Weaknesses



Feedback for Ramsey/ Areas for improvement

1. No issues/ concerns (5)
2. Implement monthly “coffee with mayor” program to allow business to provide input in a face-to-face informal way
3. Concern about the car lots/ major outside storage on Highway 10, suggested the city should update our ordinances and either eliminate, segregate, or heavily regulate said types of uses
4. Aesthetics of HWY 47, example – wood privacy wall is falling into disrepair and needs to be stained/painted
5. Concerned about the COR vision, does not want it to change to allow housing in the business park area of the COR
6. Landscaping in the roundabout on Sunwood Drive in the COR should be completed, the current condition reflects poorly on the development
7. Need to expand, landlocked
8. Staff received very strong concern, frustration, and opposition regarding additional low income housing in The COR from two businesses. Four businesses total expressed this general viewpoint.
9. Staff received very strong concern and frustration regarding the image of Highway 10 from two Ramsey businesses. These businesses felt the image of Highway 10 is constraining the ability of Ramsey businesses to succeed. The other Ramsey businesses show deep frustration about the planning process/ proposed improvements to Highway 10. These businesses are frustrated with the lack of certainty around the plan (what is the final plan in Ramsey, what properties will be needed for ROW, can the state purchase their property if needed). Four businesses total expressed concern over Highway 10.